

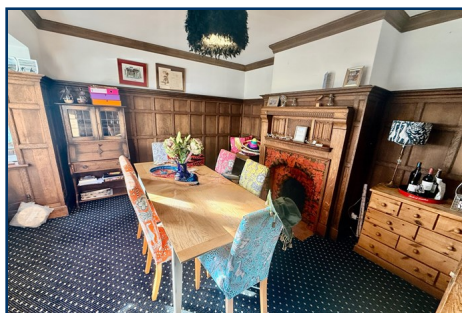


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



West Parade, Worthing, BN11 5EF

SUPERB DETACHED FAMILY HOUSE OVERLOOKING GORING BEACH

- Four Bedrooms
- En-suite Bathroom
- Walk in Wardrobe
- Large Driveway for several cars
- Superb Sea Views
- Large Triple garage
- Gas Central Heating
- Available January 2026

£2,750 PCM

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for let this large 4 bedroom detached house in Goring. The accommodation features front conservatory, living room, dining room, kitchen, utility room , downstairs w/c, second lounge/family room , large hallway, Master bedroom features an en suite and walk in wardrobe, three further double rooms, family bathroom , upstairs w/c, basement , large garage and outside, four bedrooms, en-suite bathroom, walk in wardrobe, large driveway for several cars, superb sea views, large triple garage, gas central heating and available January 2026.

Council Tax rate - G

EPC Rating - D

Accommodation in brief comprises:

CONSERVATORY - 3.71m x 1.78m (12' 2" x 5' 10")

At the front of the house off main sitting room.

LIVING ROOM - 6.15m x 4.27m (20' 2" x 14')

DINING ROOM - 4.5m x 3.99m (14' 9" x 13' 1")

KITCHEN - 4.75m x 3.58m (15' 7" x 11' 9")

UTILITY ROOM

Off side of kitchen

W/C

SECOND LOUNGE/FAMILY ROOM - 4.7m x 4.06m (15' 5" x 13' 4")

HALLWAY

Large hallway

BEDROOM ONE - 5.49m x 4.34m (18' x 14' 3")

Large room with sea views, walk in wardrobe, en suite bathroom.

EN SUITE

comprising of Roll top bath, shower attachment, pedestal wash hand basin, low level w/c.

BEDROOM TWO - 4.6m x 3.51m (15' 1" x 11' 6")

BEDROOM - 4.37m x 3.51m (14' 4" x 11' 6")

BEDROOM FOUR - 3.58m x 2.03m (11' 9" x 6' 8")

FAMILY BATHROOM

UPSTAIRS WC

BASEMENT

Housing boiler - with storage space

LARGE GARAGE

Double garage 21'3 X 19'8

with single garage attached 21'11 X 10'5

Electric opening door

OUTSIDE

Large patio garden

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.