



12 Parklands Avenue, Goring-by-sea, Worthing, BN12 4NH
Offers In Excess Of £800,000

and company
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Estate and letting agents



A fantastic opportunity to purchase this IMPRESSIVE detached house with HEATED SWIMMING POOL offering versatile accommodation which is presently arranged as six bedrooms with five en-suites. In addition, this home also offers a TWO BEDROOM SELF-CONTAINED ANNEXE as well as a further SELF CONTAINED APARTMENT. Beautifully presented and benefiting from gas fired central heating, double glazing and Karndean flooring to ground floor. Externally the gardens have been designed for outdoor living featuring heated swimming pool outdoor summer house/bar, hot tub and private drive providing parking for 3-4 vehicles. Briefly the GROUND FLOOR comprises: large reception/dining hall, cloakroom, lounge, refitted modern kitchen, sun lounge/utility area, ground floor self contained studio comprising kitchen, studio room, sun lounge and shower room/wc, There is further access to a self contained two bedroom annex with living room/modern kitchen, two bedrooms and modern bathroom/wc. FIRST FLOOR: landing, six bedrooms with five en-suites, South facing balconies.

- Heated Swimming Pool
- Six Double Bedrooms
- Self Contained Two Bedroom and Studio Annex
- Modern Kitchen
- Five En-suites
- Popular Goring-by-Sea Location
- Outdoor Summer House/Bar
- South Facing Balcony
- Driveway



Part glazed double oak doors leading to:

RECEPTION/DINING HALL

4.80m x 2.97m (15'9 x 9'9)

Radiator.

CLOAKROOM

Fully tiled modern suite with low level wc. Wash hand basin. Storage space.

LOUNGE

5.18m into alcove x 3.78m (17' into alcove x 12'5)

Alcove with fitted storage cupboards. Radiator. Double glazed window.

KITCHEN

3.78m x 3.35m (12'5 x 11')

Refitted modern kitchen comprising of roll top work surfaces with inset one and a half bowl sink unit with mixer tap and single drainer. Base units comprising cupboards and drawers. Integrated dishwasher. Matching eye level wall units with concealed lighting under. Fitted double oven combined grill/microwave. Five ring gas hob with extractor cooker hood over. Double glazed window. Double glazed door leading out to:

SUN LOUNGE/UTILITY AREA

4.22m x 4.09m (13'10 x 13'5)

Roll top work surface with space and plumbing for washing machine and tumble dryer. Fitted wine cooler. Double glazed windows. Double glazed door to garden. Further double glazed door to:

COVERED SIDEWAY

8.84m in length (29' in length)

Further door to front garden.

Inner lobby with door leading to:

SELF CONTAINED STUDIO

KITCHEN

3.81m x 1.91m (12'6 x 6'3)

Modern refitted kitchen with roll top work surface with inset single drainer, stainless steel sink unit. Base units comprising cupboards and drawers. Slimline dishwasher. Matching larder unit. Space and plumbing for washing machine. Slot in cooker with extractor over. Fitted microwave/combined grill.

INNER HALL

Door to studio room and door to sun lounge.

STUDIO ROOM

3.71m into recess x 2.29m (12'2 into recess x 7'6)

Recess with fitted storage cupboards. Radiator. Double glazed window.

SUN LOUNGE

5.61m x 4.80m (18'5 x 15'9)

Tiled floor. Radiator. Double glazed windows. Double glazed doors to front and rear gardens and further door from sun lounge to:

EN-SUITE

Fully tiled step in shower with 'Aquatronic 2' independent electric shower. Close coupled wc. Wash hand basin. Recessed ceiling lighting.

SELF CONTAINED TWO BEDROOM ANNEX

Double glazed French doors leading into:

LIVING ROOM/KITCHEN

4.65m x 3.76m (15'3 x 12'4)

Modern fitted kitchen comprising of work surface with one and half bowl stainless steel sink unit with mixer tap. Base units comprising cupboards and drawers with matching wall units. Fitted oven. Fitted four ring hob. Space and plumbing for washing machine and dishwasher. Space for tall fridge/freezer

BEDROOM ONE

3.20m x 2.51m (10'6 x 8'3)

Fitted floor to ceiling wardrobes and drawers. Double glazed window. Radiator.

BEDROOM TWO

3.33m x 2.03m (10'11 x 6'8)

Fitted wardrobes. Double glazed window. Radiator.

BATHROOM/WC

Fully tiled. Modern suite comprising of panelled bath with independent chrome shower. Vanity unit with wash hand basin, drawers and cupboards. Close coupled wc. Shaver point/light unit. Extractor. Chrome vertical radiator.

Stairs from reception hall leading to:

FIRST FLOOR SPLIT LEVEL LANDING

Double glazed window. Shelved linen cupboard housing hot water tank with immersion.

MASTER BEDROOM

4.62m into wardrobe x 3.73m (15'2 into wardrobe x 12'3)

Fitted super king bed head with matching bedroom furniture comprising of floor to ceiling fitted wardrobes, bedside cabinets and drawer unit. Double glazed window. Radiator.

EN-SUITE

Luxury modern bathroom with white suite comprising of: panelled bath with mixer taps and separate chrome thermostatically controlled shower. Pedestal wash hand basin with mixer taps. Vanity unit with cupboards and drawers. Vertical chrome radiator/towel rail. Tiled floor. Velux double glazed window.

FIRST FLOOR LANDING

Access via folding ladder to large loft space. Built in shelved linen cupboard housing hot water tank with immersion.

BEDROOM TWO

5.18m into alcove x 3.84m (17' into alcove x 12'7)

Radiator. Double glazed window. Door to:

EN-SUITE

Modern bathroom with white suite comprising of: panelled bath with mixer taps and separate chrome thermostatically controlled shower. Pedestal wash hand basin with mixer taps. Vanity unit with cupboards and drawers. Vertical chrome radiator/towel rail. Tiled floor. Double glazed window.

BEDROOM THREE

3.78m x 2.97m (12'5 x 9'9)

Radiator. Double glazed window. Built in shelved linen cupboard housing hot water tank with immersion. Door to:

EN-SUITE

Fully tiled step in shower cubicle with 'Mira' electric shower. Glazed folding shower door. Close coupled wc. Pedestal wash hand basin. Shaver point. Vertical radiator/towel rail.

BEDROOM FOUR

5.18m x 3.78m (17' x 12'5)

Radiator. Double aspect with double glazed windows. Double glazed door to SOUTH FACING SUN BALCONY. Step in fully tiled corner shower cubicle with glazed screen and door. Chrome shower unit. Door to:

EN-SUITE/CLOAKROOM

Wash hand basin. Close coupled wc.

BEDROOM FIVE

5.11m into bay x 2.97m (16'9 into bay x 9'9)

Radiator. Double glazed bay window. Alcove with fully tiled step in shower cubicle with 'Mira' electric shower. Glazed folding shower door. Door to:

EN-SUITE/CLOAKROOM

Close coupled wc. Pedestal wash hand basin.

BEDROOM SIX

4.95m x 2.62m (16'3 x 8'7)

Pedestal wash hand basin. Vertical radiator/towel rail. Double glazed door to SOUTH FACING SUN BALCONY.

OUTSIDE

FRONT GARDEN

Mature flower borders with small shrubs and bushes.

PRIVATE DRIVE

Providing parking for 3-4 vehicles. Side gate to rear garden and covered sideway.

REAR GARDEN

Landscaped into sections. One section being a secluded courtyard style paved garden. Rockery. Climbing clematis. Outside tap. Gate leading to second section. Landscaped for ease and maintenance and featuring paved and artificial grass. 23' x 12' heated swimming pool. Feature summer house/bar (13'6 x 11'6) having power and light, storage cupboards and display shelves. Further 8' x 8' irregular summer house. Covered area 6'6 x 13'. Hot tub light and power.

Required Information..

Council tax band: Band G

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



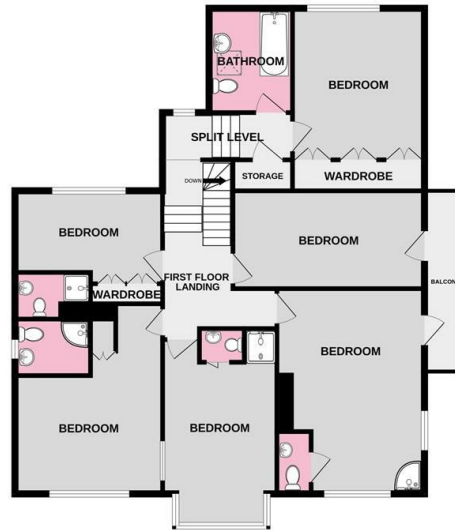




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

