



30 Trent Road, Goring-By-Sea, Worthing, BN12 4EL

Asking Price £725,000

and company  
**bacon**  
*bespoke*





We are pleased to present this beautifully renovated property located on Trent Road, Goring By Sea. This home has been meticulously updated, offering a modern living space that's ready to move into. Internally, the property features an open-plan lounge and dining area, providing a spacious and welcoming environment. The contemporary kitchen is complemented by a convenient cloakroom and an adjacent utility room for added practicality. Upstairs, the property boasts four well-sized bedrooms, along with a modern family bathroom designed for comfort and style. Externally, the rear garden is beautifully landscaped, featuring a contemporary patio area, perfect for outdoor entertaining. To the front, there is a generous private driveway offering ample parking space for several cars, plus access to a storage room via a roller door. This is a truly impressive home, combining modern living with practicality in a sought-after location

- Immaculately Presented
- Semi-Detached House
- Four Bedrooms
- Modern Kitchen
- Contemporary Bathroom
- Large Private Rear Garden
- Off Road Parking for Several cars
- Viewing Highly Recommended









### Entrance Hall

Floorboards throughout. Obscured double glazed window. Radiator. Under-stair storage cupboard.

### Living Room

5.4 x 4.2 (17'8" x 13'9")

Floorboards throughout. Feature bay with double glazed windows. Original fireplace with stone hearth surround. Radiator.

### Dining Room

4.2 x 3.9 (13'9" x 12'9")

Floorboards throughout. Radiator. Original fireplace with stone hearth surround. Inset built in storage units. Contemporary Tri-Fold doors leading onto rear garden.

### Kitchen

4.6 x 3.2 (15'1" x 10'5")

A modern fitted kitchen briefly comprising; roll edge work surfaces. A range of matching wall and base units. Inset sink with drainer. Integrated appliances including dishwasher, oven with four ring induction hob above. Double glazed window. Further frosted double glazed window. Radiator. Spotlights.

### Cloakroom

Low level Wc with matching wash hand basin. Spotlight. Frosted double glazed window.

### Utility Room

2.4 x 2.3 (7'10" x 7'6")

Roll edge work surfaces. Inset stainless steel sink. Space for washing machine and tumble dryer. Double storage cupboard housing hot water cylinder. Door providing access to side and rear garden. Cupboard housing condensing boiler.

### Stairs to;

### First Floor Landing

Carpeted throughout. Radiator. Double glazed window. Doors providing access to storage cupboard.

### Bedroom One

5.4 x 4.2 (17'8" x 13'9")

Carpeted throughout. Feature bay with double glazed windows.

### Bedroom Two

4.2 x 3.9 (13'9" x 12'9")

Carpeted throughout. Radiator. Double glazed window.

### Bedroom Three

4.9 x 2.4 (16'0" x 7'10")

Carpeted throughout. Double glazed window. Radiator.

### Bedroom Four

2.5 x 2.1 (8'2" x 6'10")

Carpeted throughout. Double glazed window. Radiator.

### Bathroom

Tiled flooring throughout. Part tiled walls. Panelled spa bath with waterfall shower head above. Inset vanity sink unit with storage drawers below. Spotlights. Obscured double glazed window. Wall mounted heated towel rail.

### Separate Wc

low level wc. Radiator. Frosted double glazed window.

### Rear Garden

Large contemporary patio area perfect for seating. Mainly laid to lawn with mature tree and shrub borders. Side access.

### Front

Large private driveway providing parking for multiple cars. Stone pebble border with further raised bed border. Roller door providing access to storage room.















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		
(39-54) E	52	68
(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.

