



54 Amberley Drive, Goring-By-Sea, Worthing, BN12 4QH  
Guide Price £750,000

and company  
**bacon**  
*bespoke*





A three double bedroom detached family residence located within the highly sought after catchment area of Goring Hall. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, kitchen, conservatory, utility area, ground floor cloakroom, hobbies room/garage, first floor landing, three bedrooms, bathroom/w.c, private driveway, front and rear gardens.



- Detached Family House
- Highly Sought After Location
- Three Double Bedrooms
- Four Reception Areas
- Kitchen & Utility Room
- Double Glazed Windows
- Gas Central Heating
- No Onward Chain







### Enclosed Entrance Porch

1.60m x 1.35m (5'3 x 4'5)

Accessed via a leaded light double glazed front door. South and East aspect leaded light double glazed windows. Tile effect vinyl flooring. Inner part glazed wooden door to the reception hall.

### Reception Hall

2.95m x 2.57m (9'8 x 8'5)

Radiator. Central heating thermostat. Coved and textured ceiling. Staircase to first floor landing. Doors to lounge, kitchen and cloakroom.

### Lounge

4.52m x 4.17m (14'10 x 13'8)

South aspect via leaded light double glazed windows. Fireplace with raised brick hearth, brick surround and display plinths and a wooden mantle over. Radiator. Dimmer switches. Two wall light points. Coved and textured ceiling. Opening to dining room.

### Dining Room

4.60m x 3.20m (15'1 x 10'6)

Triple aspect via East and West facing double glazed windows and North facing double glazed sliding doors to the rear garden. Radiator. Serving hatch to kitchen. Dimmer switches. Coved and textured ceiling.

### Kitchen

3.94m x 3.15m (12'11 x 10'4)

Fitted suite comprising of a single drainer sink unit with mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker and upright fridge/freezer. Part tiled walls. Radiator. Wall mounted boiler. Textured ceiling with spotlights. Understairs storage cupboard. North aspect double glazed windows.

### Utility Area

2.51m x 1.55m (8'3 x 5'1)

North and East aspect double glazed windows. Roll top work surface with storage cupboard and space for washing machine and tumble dryer below. Part tiled walls. Levelled ceiling with spotlights. Double glazed door to conservatory. Inner door to garage/hobbies room.

### Conservatory

3.78m x 3.45m (12'5 x 11'4)

Triple aspect via East, West and North facing double glazed windows all set on a brick base. Pitched glazed roof. Power socket. Wall light point. Wood effect vinyl flooring. Glazed French doors to the rear garden.

### Hobbies Room / Garage

5.08m x 2.57m (16'8 x 8'5)

South aspect leaded light double glazed windows/ Power and light. Gas and electric meters. Double glazed door to rear garden. NB: This room was formerly the properties garage.

### Ground Floor Cloakroom

1.80m x 0.86m (5'11 x 2'10)

Low level w.c. Wall mounted wash hand basin with tiled splashback. Radiator. Tile effect vinyl flooring. Textured ceiling. Obscure glass double glazed window.

### First Floor Landing

4.24m x 2.57m (13'11 x 8'5)

Two North aspect double glazed windows. Radiator. Built in linen cupboard with shelving. Coved and textured ceiling with access to loft space. Doors to all first floor rooms.

### Bedroom One

4.55m x 4.17m (14'11 x 13'8)

South aspect via leaded light double glazed windows. Fitted bedroom wardrobes. Radiator. Levelled and coved ceiling.

### Bedroom Two

5.23m x 3.58m max (17'2 x 11'9 max)

Dual aspect via South and East facing leaded light double glazed windows. Fitted bedroom wardrobes. Radiator. Coved and textured ceiling.

### Bedroom Three

4.57m x 3.12m (15'0 x 10'3)

North aspect double glazed windows. Radiator. Coved and textured ceiling with two ceiling light points.

### Bathroom/W.C

3.12m x 1.63m (10'3 x 5'4)

Fitted suite comprising of a corner panelled bath with mixer taps and having shower unit over. Wash hand basin with mixer taps and storage cupboard below. Low level w.c. Radiator. Part tiled walls. Tile effect vinyl flooring. Electric shaver point. Levelled and coved ceiling with spotlights. Two obscure glass double glazed windows.

### OUTSIDE

#### Front Garden

Laid to shaped lawn with flower and shrub borders and beds. Side gate to the rear garden.

#### Rear Garden

Secluded rear garden with the first areas being paved to the rear and full width of the property and therefore offering ample space for garden table and chairs. Outside water tap. The majority of garden is then laid to lawn with well stocked flower and shrub borders and beds.

#### Private Driveway

Paved and brick block private driveway providing off street parking. Side gate to rear garden. Outside wall light.

#### Council Tax

Council Tax Band F
















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) <b>A</b>		76
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

