



Jupps Lane | Goring-By-Sea | West Sussex | BN12 4TT
Guide Price £500,000



We are delighted to offer to the market this brand new detached three bedroom home designed and built to high a specification. The property which offers high energy efficiency and a 10 year builders warranty has a stunning open plan living space, two bathrooms, landscaped garden and off road parking for multiple vehicles.



Property details: Jupps Lane | Goring-By-Sea | West Sussex | BN12 4TT

Key Features

- NEW BUILD
- Three Bedrooms
- Detached
- Two Bathrooms
- Underfloor Heating
- High Specification
- Energy Efficient Home
- 10 Year Builders Warranty
- Ground Source Heatpump
- Off Road Parking



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Entrance hallway leading to downstairs study and the primary open plan living space creating the main social hub of this stunning new home, fitted kitchen with integrated appliances and breakfast bar, the lounge and dining space features a media wall with electric fire and wood effect herringbone flooring with under floor heating throughout. Bi-fold doors going out onto the South facing garden along with an overhead skylight with LED lighting provides light to the ground floor. Off the kitchen is a utility room and separate W.C. Upstairs there is a master bedroom with en suite shower, toilet and sink, further double bedroom, single bedroom and a luxury family bathroom with shower over bath, screen, toilet and sink.

EXTERNAL

To the rear of the property is a private rear garden mainly laid to lawn, patio and side access. To the front is off road parking for multiple vehicles. Other features include 10 solar panels helping the energy efficiency of the property.

LOCATION

In the popular residential area of Goring-By-Sea. Local shops and restaurants are located on Goring Road approximately 0.4 miles from the property. Your nearest railway station is Goring-By-Sea and is located approximately 0.5 miles away. The 700 stage coach coastliner bus stop can be found near by on Jupps Lane and other local bus routes can also be found nearby. Goring-By-Sea CofE Primary School is located only 0.1miles away and West Park CofE Primary School is situated only 0.3 miles away.

Disclaimer- Some images are a digital representation of the planned final finish including the front exterior main image. The property is not yet complete and estimated time remaining is 8-12 weeks.



Floor 0



Floor 1



Approximate total area⁽¹⁾

928.96 ft²
86.3 m²

Reduced headroom

13.1 ft²
1.22 m²

(1) Excluding balconies and terraces

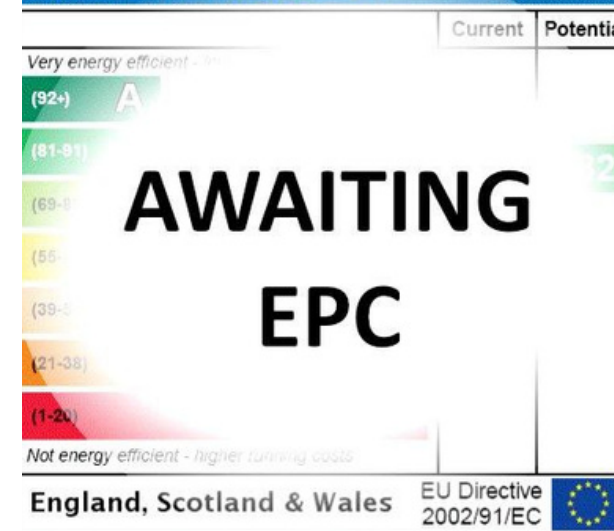
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating



Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: tbc

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

