



Sea Lane | Goring-By-Sea | West Sussex | BN12 4PU
Guide Price £625,000



We are delighted to offer for sale an extended three double bedroom 1930's semi-detached home in a sought after location on Sea Lane, Goring only 500 yards from the seafront and 400 yards to the Ilex. The property also features large car port, driveway parking for multiple vehicles, conservatory, garden room/office and is presented in excellent decorative order.



Key Features

- Semi Detached House
- Three Double Bedrooms
- Extended
- Art Deco 1930's Design
- Two Reception Rooms
- Conservatory
- Family Bathroom & Ground Floor WC
- Car Port & Garage
- Off Road Parking
- Walking Distance To Goring-By-Sea Seafront



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Entrance into hallway with downstairs W.C, lounge with bay window and working fireplace, through to dining room and then sliding door to generous rear conservatory looking out onto the garden via double French doors. The modern fitted galley kitchen comprises cream shaker style units with black granite worktops, integrated appliances and a rangemaster cooker, off the kitchen is the side door to the car port. The kitchen and conservatory benefits from wood effect Karndean flooring. On the first floor are three double bedrooms, bedroom one benefits from a bay window and extensive fitted wardrobes & storage, bedroom three also has fitted sliding wardrobes. Modern partly tiled bathroom with bath, shower screen, heated towel rail, toilet and sink.

EXTERNAL

The property features a a front garden mainly laid to lawn with floral borders, driveway parking for several vehicles and car port. To the rear is a well maintained East facing garden mainly laid to lawn with mature shrub borders with timber sleepers, patio area, garage and garden room with electric which could also be used as an office.

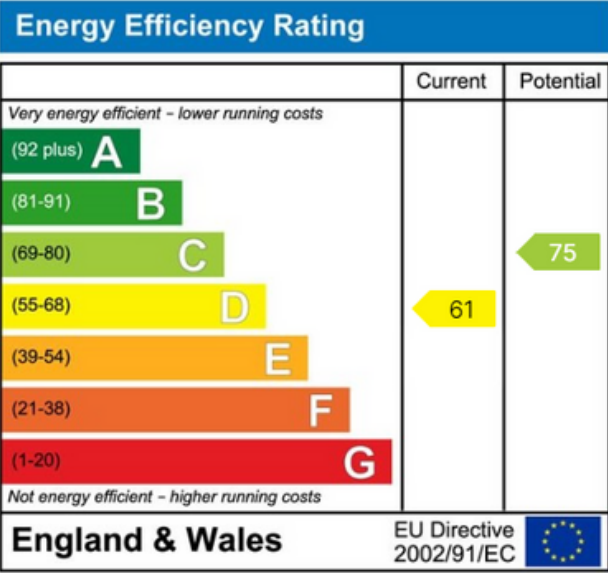
LOCATION

In a prime position on Sea Lane, Goring 500 yards from the seafront which features the Sea Lane cafe and Goring gap. Walks nearby are available on the Ilex. Worthing town centre with its comprehensive shops, restaurants & bars is approximately 2 miles away. The closest train station is Goring-by-sea which is just over 1 mile away. The house falls within the popular West Park C of E Primary school catchment area and a range of secondary school catchment areas including Worthing High School, Davisons C of E & St. Andrews C of E.

COUNCIL TAX BAND D



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: 126 sqm

Tenure: FREEHOLD

Council tax band: D

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.