



Chelwood Avenue | Goring-By-Sea | West Sussex | BN12 4QP
Guide Price £900,000





We are delighted to offer for sale this superb four bedroom detached house in prestigious Goring Hall. The property which has been well maintained by the current owners with various improvements over the years features a spacious hallway, four double bedrooms, two bathrooms, garage and ample driveway parking. The house is within a great community and positioned less than 200 yards from the sea front and has a substantial rear garden offering a tranquil proposition for anybody looking to move to the Sussex Coast.



Key Features

- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Study
- Goring Hall Location
- 200 Yards from the Beach
- Substantial Rear Garden
- Garage and Driveway
- Friendly Community
- Close to Local Bus Routes



4 Bedrooms



2 Bathrooms



3 Reception Room

INTERNAL

Large entrance hallway with plenty of storage space and downstairs W.C, off the main hall is the well appointed lounge with space for dining table and chairs and two sets of double doors leading out to the bright and spacious rear conservatory which spans the entire width of the house and looks out on the beautifully landscaped and well maintained rear garden. The stunning fitted kitchen which has an archway looking out to the conservatory comprises; off white shaker units, granite worktops, tiled flooring and just off the kitchen is the useful utility room with space and plumbing for washing machine & tumble dryer which matches the finish of the kitchen. Off the kitchen is a downstairs study.

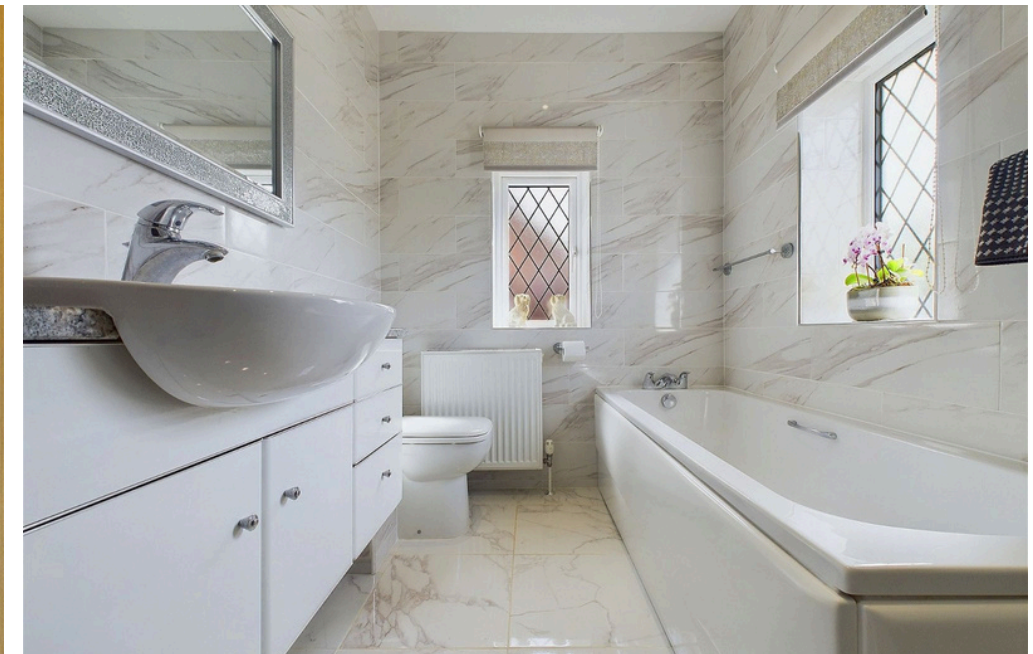
On the first floor is the large primary bedroom which measures a generous 17,11ft x 11,11ft and offers an East and West facing aspect and features extensive fitted wardrobes, the other three double bedrooms also feature fitted wardrobes, these are serviced by a luxury bathroom with bath, separate shower cubicle, toilet and sink and a further shower room with cubicle, toilet and sink.

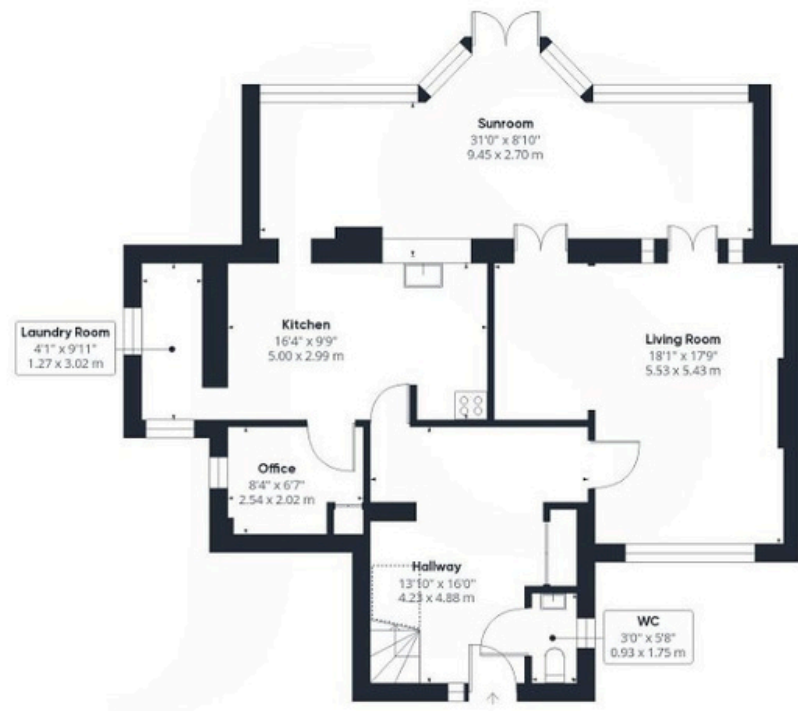
LOCATION

In a prime position on Chelwood Avenue in prestigious Goring Hall in Worthing. The property is 200 yards from the seafront which features the Sea Lane cafe and Goring gap with large open spaces for walks and picnics. Worthing town centre with it's comprehensive shops, restaurants & bars is a little over 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 F

EXTERNAL

The property features ample parking to the front with block paved driveway leading to the integral garage, in addition is a well maintained front garden mainly laid to lawn with floral borders and mature shrubs. To the rear of the property is a substantial and beautifully maintained garden again mainly laid to lawn with mature shrub borders, willow tree, shed, side access, vegetable patch and a good size patio with lighting perfect for sunny days and alfresco dining in the warm summer evenings. .





Floor 0



Floor 1



Approximate total area^m

1761.31 ft²
163.63 m²

Reduced headroom

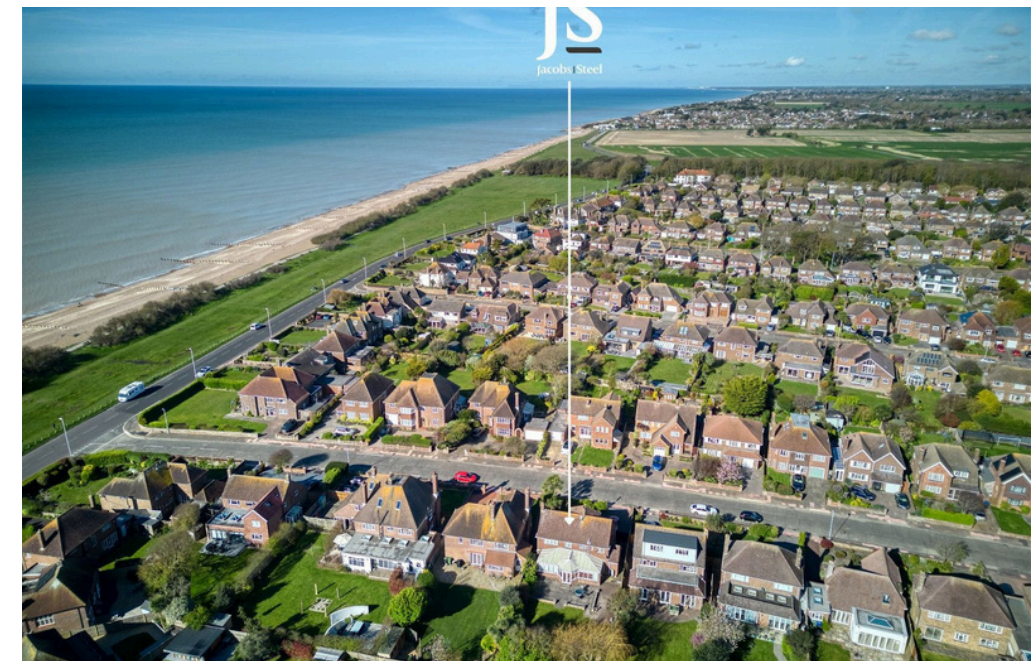
14.08 ft²
1.31 m²

(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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 169 sqm

Tenure: Freehold

Council tax band: F

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.