



Chelwood Avenue | Goring-By-Sea | West Sussex | BN12 4QP

\*GUIDE PRICE OF £1,000,000 to £1,100,000\*\*



**\*\*GUIDE PRICE OF £1,000,000 to £1,100,000\*\*** We are delighted to offer for sale this substantial four/five bedroom 1930's detached house in prestigious Goring Hall. The property benefits from period features including oak panelling & arched windows and also boasts a spacious hallway, four double bedrooms, three reception rooms, two bathrooms, garage and ample off road 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 House
- Four/Five Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Modern Kitchen
- Good Size Rear Garden
- Goring Hall Location
- 200 Yards from the Beach
- Off Road Parking & Garage
- Within Walking Distance To Sea Lane Cafe



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into the entrance hall which offers original oak paneling, doors to ground floor rooms and stairs rising to the first floor, downstairs W.C. The property offers three reception rooms with the primary reception room located to the front of the property with a west facing bay fronted window and marble fireplace surround. The second reception room is currently being used as a dining room and offers access into the kitchen and double doors onto the rear garden. The third reception room is currently being used as a study. The modern fitted kitchen offers white wall and base units with space for range style cooker, 1 & 1/2 bowl sink drainer, island, larder cupboard, space for additional seating and door leading into the utility room. The utility room offers space and plumbing for washing machine, tumble dryer and additional under counter freezer.

Upstairs comprises of four spacious double bedrooms, the 19ft primary bedroom features a West facing bay window with sea views, there is also an en suite bathroom with bath, sink and toilet. Main bathroom with bath, corner shower unit, toilet and sink, fully tiled floor and walls. Three further double bedrooms.

### EXTERNAL

To the front of the property, the property features ample parking with block paved driveway leading to the garage, in addition is a well maintained front garden mainly laid to lawn with well landscaped hedges. To the rear of the property is a substantial and beautifully maintained garden again mainly laid to lawn with mature shrub borders, timber shed, side access and a good size patio.

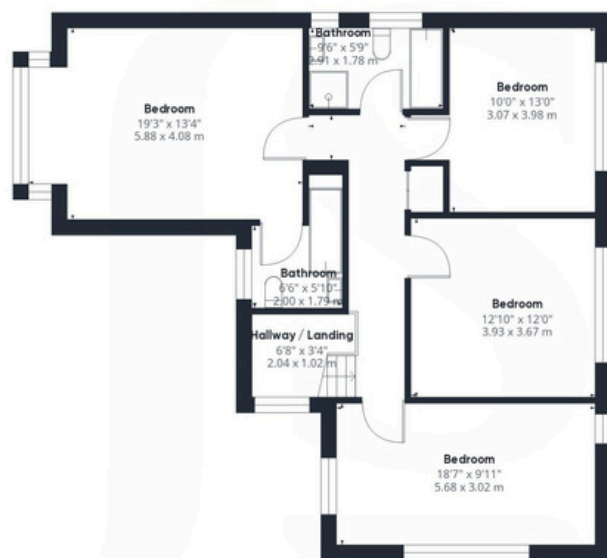
### LOCATION

In a prime position on Chelwood Avenue in prestigious Goring Hall in Worthing. The property is approx 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.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

2239.38 ft<sup>2</sup>  
208.04 m<sup>2</sup>

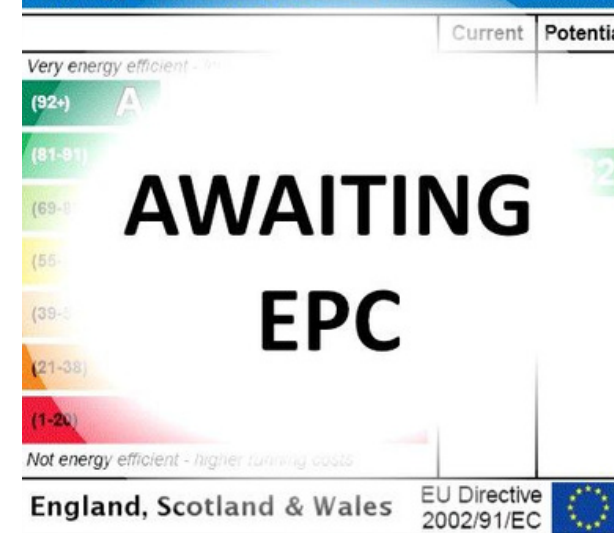
(1) Excluding balconies and terraces

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

GIRAFFE 360



### Energy Efficiency Rating



## Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: FREEHOLD

Council tax band: G

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.

