



Trent Road, Goring-by-Sea, Worthing, BN12 4EL  
Offers Over £800,000





We are delighted to offer to the market a CHAIN FREE detached family home located on Trent Road. The property offers four double bedrooms, two reception rooms, modern kitchen & utility room, ground floor cloakroom, en-suite shower room, family bathroom & separate WC, this property promises comfort and practicality, all while maintaining its original charm. The detached house benefits from off road parking, integral garage and a private rear garden.





# Key Features

- CHAIN FREE
- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- En Suite with Primary Bedroom
- Guest Bathroom
- Modern Kitchen/Breakfast Room
- Garage
- Utility Room
- Ample Off Road Parking



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

A welcoming entrance with tiled flooring and an obscure glazed door leading to the entrance hall. Original floorboards throughout and classic panelled walls. The first reception room is located to the front of the property a spacious and inviting room featuring original parquet flooring, a stone fireplace with an electric fire, two beautiful stained glass windows and a bay fronted window. The second reception room is located to the rear of the property offering a perfect space for a dining table this room boasts floorboards throughout, original wood paneling, and a charming wood-burning fireplace with a hearth surround. Double glazed French doors lead directly into the rear garden, making this a perfect spot for relaxation. The ground floor cloakroom offers a corner vanity sink unit with storage, and a low-level WC, with a frosted double glazed window for privacy. To the rear of the property is the modern and well-equipped kitchen that serves as a true focal point of the home. It features a range of matching wall and base units, granite worksurface, central island with ample storage, and stunning granite worktops. Integrated appliances include a dishwasher, double oven, four-ring gas hob with extractor fan and more. There is also space for additional appliances, a stainless-steel sink/ drainer. The tiled flooring with underfloor heating completes this bright and functional space. The convenient utility area features wall and base units, a stainless-steel sink, plumbing for a washing machine access to two large storage areas and access to both the front and rear of the property.

On the first floor there are four double bedrooms. The primary bedroom is located to the front of the property offering a feature bay window, fitted wardrobes and access to the en suite shower room. The en suite is part tiled with a corner vanity sink unit, shower cubicle and WC. Bedrooms two and three are very generous in size and benefit from ample fitted wardrobes and double-glazed windows offering pleasant views. Bedroom four also offers built in wardrobes and matching drawer units. The modern bathroom includes part tiled walls, a built-in vanity sink unit with storage, a paneled bath a walk-in shower cubicle with a glass screen. A frosted double-glazed window provides natural light, and a radiator completes the room. The WC is located just next to the bathroom and has a wash basin.

## EXTERNAL

The property offers a lovely enclosed garden, perfect for outdoor living. The patio area is ideal for seating and alfresco dining, while the lawned area with mature shrub and tree borders adds to the property's charm. There is access to the side of the property and a gate leading to the front. To the front of the property there is a large private driveway offering parking for multiple cars. The front garden is well-maintained with a lawned area and mature shrub and tree borders, providing privacy and curb appeal. The integral garage is accessed via an up-and-over door and is fitted with power and light offering two cupboards plus additional storage.

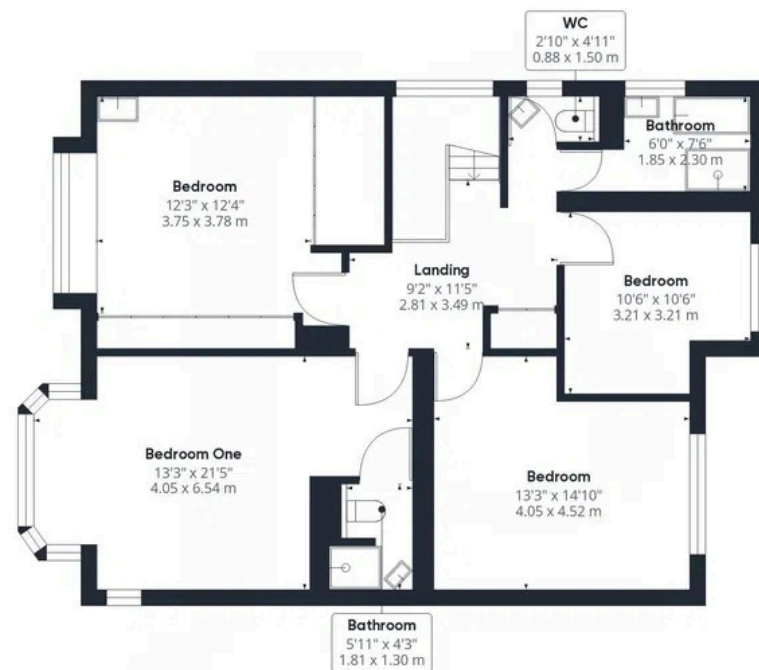


To book a viewing contact us on: 01903 506080 | [westworth@jacobs-steel.co.uk](mailto:westworth@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





Floor 0



Floor 1



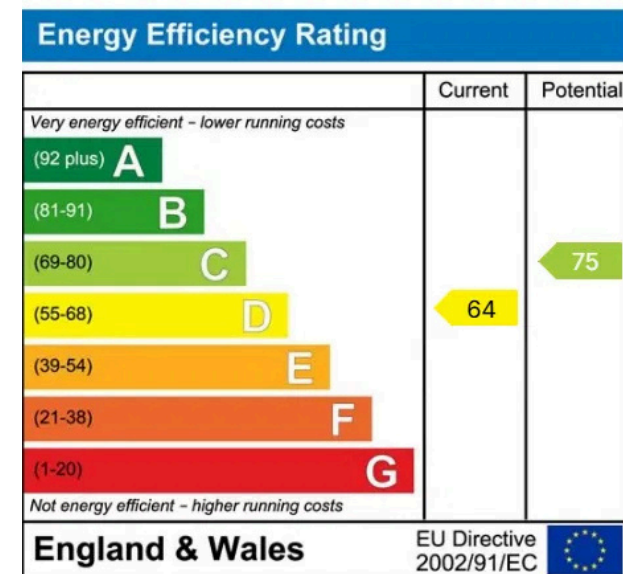
Approximate total area<sup>(1)</sup>  
2098.52 ft<sup>2</sup>  
194.96 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 185 sqm)

Tenure: freehold

Council tax band: E

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.