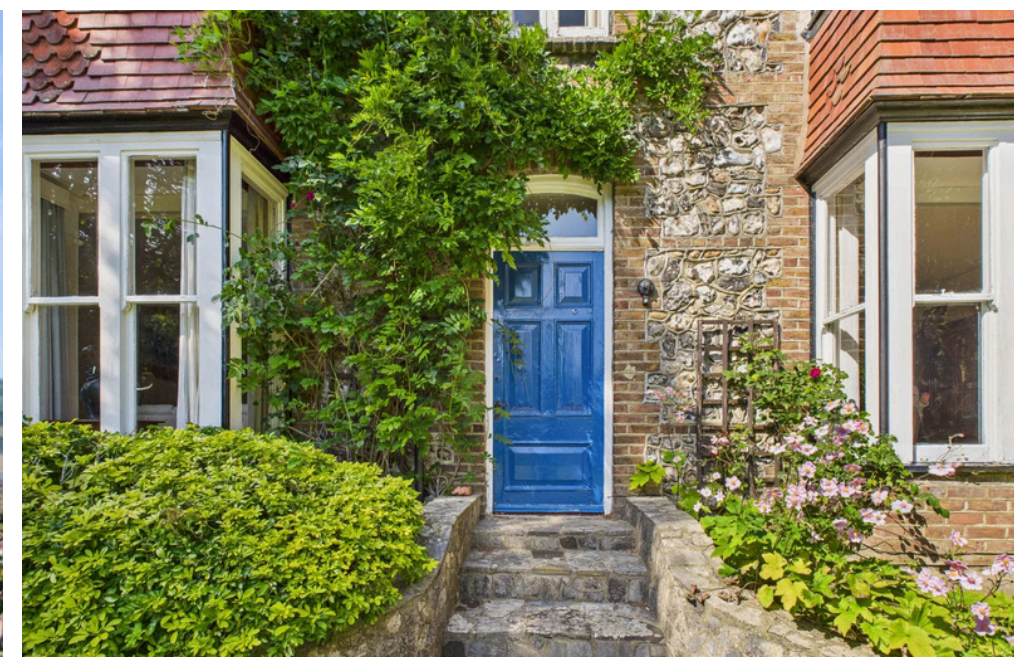




Jefferies House, Jefferies Lane, Goring-by-Sea, Worthing, BN12 4PS

Offers Over £1,000,000





We are delighted to present to the market this detached family home, ideally located in the sought after area of Goring. The property features three well proportioned bedrooms, a spacious lounge, separate dining room, modern fitted kitchen, ground floor WC, and a family bathroom. Externally, the home benefits from a private rear garden, garage and off road parking. Offered with no onward chain, this property represents an excellent opportunity for buyers seeking a versatile home in a desirable location..



Key Features

- Grade II listed Victorian home (c.1880)
- Former Residence of Richard Jefferies
- 0.4-acre Private South-facing Plot
- Double-fronted Flint and Brick Façade
- Three Reception Rooms with Fireplaces
- Five Bedroom House Across Three Floors
- Popular Goring-by-sea Location
- Close to Local Primary Schools
- Close to 700 Bus Route
- Driveway parking & double garage



5 Bedrooms



3 Bathrooms



3 Reception Room

INTERNAL

The ground floor comprises an entrance hallway with access to the basement, a downstairs W.C with shower, and a front reception room which could also serve as a study. The fully fitted kitchen features a range of high and low-level cupboards, black stone worktops, tiled flooring with underfloor heating and a side door leading to the garden. To the rear are two elegant reception rooms, both with bay windows and fireplaces, enjoying views over the beautiful gardens. All rooms benefit from high ceilings and ornate coving. A further door from the hallway provides direct access to the garden. Stairs rise to the first floor.

The first floor offers three bedrooms. The principal bedroom includes a bay window and en suite. A second bedroom also benefits from a bay window overlooking the garden. The third bedroom includes useful storage. On the landing there is a W.C and built-in cupboards, while the generous family bathroom features a fireplace, stand-alone roll-top bath, separate shower cubicle, sink, and W.C.

The top floor comprises two further bedrooms, ideal as additional bedrooms or office spaces. One room benefits from eaves storage, providing ample additional space.

EXTERNAL

The property offers ample parking for several vehicles along with a double garage featuring an electric up-and-over door.

To the rear lies the property's crowning glory: a magnificent south-facing garden surrounded by a half height flint wall, the garden being completely private and not overlooked. Mainly laid to lawn, it is interlaced with a curved pathway and surrounded by mature trees, shrubs, and established borders. Adding to its charm are a well, fish pond, long greenhouse and outhouse with additional storage & W.C. A true sanctuary that feels like a countryside retreat, yet lies only a short walk from the coast.

SITUATED

In a prime position on Jefferies Lane off Sea Lane in prestigious Goring Hall in Worthing. The property is approx 800 yards from the seafront which features the Sea Lane cafe and Goring gap with large open spaces for walks and picnics. The Mulberry shopping parade is less than 200 yards away via a convenient pedestrian only route where access to the 700 bus route can also be found, 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.





Property Details:

Floor area (as quoted by EPC: 247 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.