



Arlington Avenue, Goring-by-Sea, Worthing, BN12 4TA
£975,000



Property Type: Detached House

Bedrooms: 5

Bathrooms: 2

Receptions: 3

Tenure: Freehold

- Extended Art Deco Detached House
- Five Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Family Bathroom & En Suite Bathroom
- Utility Room & Ground Floor Cloakroom
- Sought After Goring Hall Location
- Good Size Rear Garden
- Off Road Parking & Double Garage
- Less Than 100 Yards From Goring-By-Sea Seafront

We are delighted to present this exceptional Art Deco inspired detached residence, beautifully extended and enviably positioned in the highly sought after Goring Hall, less than 100 yards from Goring-by-Sea seafront. Offering generously proportioned and versatile accommodation, this home features five well appointed bedrooms, two impressive reception rooms, and a kitchen/breakfast room. The primary suite benefits from its own en suite, complemented by a further family bathroom. Externally, the property enjoys a substantial rear garden, double garage and ample of road parking, creating the perfect balance of refined coastal living and everyday convenience.





INTERNAL

An enclosed porch opens into the hallway, Two reception rooms, positioned either side of the hall, providing versatile spaces for relaxation, entertaining or working from home. The triple aspect main living room offers original features, fireplace Bi-fold doors provide flexibility, allowing the room to be divided, double doors open directly onto a secluded rear patio and garden. The second reception room enjoys dual aspect windows, offering abundant natural light. Currently serving as a study but could be used as a dining room, snug or playroom. The kitchen/breakfast room is located to the rear and offers an extensive range of cabinetry and integrated appliances including three tower ovens and a gas hob. The double aspect space is perfectly suited for both family living and entertaining. A spacious dining area enhances the sociable flow, with potential to further connect to the patio, while an adjoining utility room provides direct access to both the driveway and garden. A graceful turning staircase, offering natural light from above, leads to the first floor where four generously proportioned bedrooms unfold around a broad central landing. Well presented and versatile, these bedrooms share a family bathroom appointed with a wood panelled bath and a separate walk in shower. Occupying the entirety of the top floor, the primary suite forms a spectacular private retreat. South facing skylights flood the space with sunlight and capture glimpses of the sea, while the impressive proportions easily accommodate a large seating area. Eaves storage enhances practicality, and a contemporary en suite complete with walk in shower, WC and wash hand basin.

EXTERNAL

The detached house is situated on a substantial plot. To the front of the property, there is ample off road parking with a driveway leading to a spacious garage measuring an impressive 34'2" x 14'5". The rear garden is of a generous size, mainly laid to lawn and complemented by a variety of mature trees and established shrubs. A timber summer house provides an ideal spot for seating and relaxation, while a greenhouse offers great potential for creating a vegetable patch.

SITUATED

Situated in the desirable Goring Hall, Arlington Avenue is 57 yards from Goring seafront & greensward. Goring-by-Sea train station is approximately 1 mile away and Mulberry shopping parade with coffee shops, pubs and convenience stores is 0.7 miles away. The popular Sea Lane Café is a short walk along the seafront and Worthing town centre, with its comprehensive shops, restaurants and theatres is approximately 2.5 miles away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.