



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



East Avenue, Worthing, BN12 4DD

Asking Price £675,000

Aspire Residential is delighted to present this exceptional new build home, situated in a superb and peaceful part of Goring-by-Sea. Meticulously designed, no expense has been spared by the developers, who have selected only the finest bespoke materials to create a home of unparalleled quality. This stunning property boasts three spacious double bedrooms, including a generously sized master suite with an en-suite bathroom. The kitchen and wardrobes have been thoughtfully designed and provided by the critically acclaimed 'Downland & Scullery', ensuring both style and functionality. High-end appliances are fitted throughout, including a Stainless steel American fridge freezer with an ice machine and cold filtered water dispenser. Externally, there are beautifully landscaped gardens, featuring Neo Timber Advance composite decking, lawn areas, natural stone paving, and a variety of shrubs and trees. The property also benefits from two private off-road parking spaces, each equipped with electric car charging points.

This outstanding property epitomises luxury, style, and convenience, making it the perfect home for discerning buyers.



Council Tax Band: New
Build

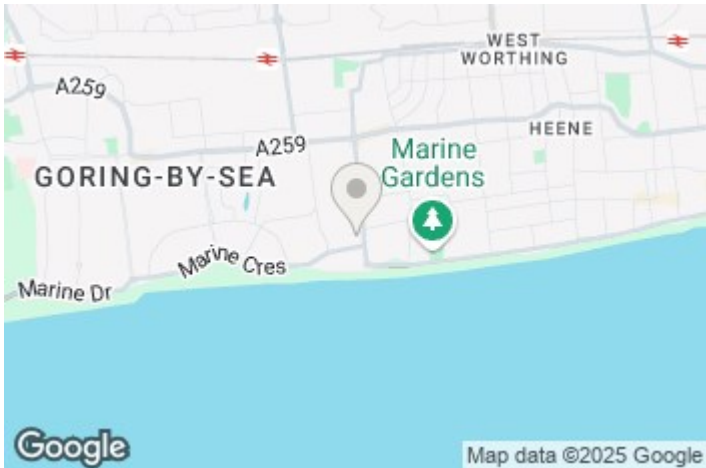
- New Home Guarantee
- Quality Dale Joinery wooden windows and doors
- Luxurious herringbone real flooring on the ground floor
- Elegant Farrow & Ball colour palette throughout
- Superb location – a short walk to the seafront and local Yacht Club
- Efficient home with a forecasted EPC Rating of B
- Handcrafted bricks and clay roof tiles
- Beautifully presented gardens with lawn and patio
- Panelled oak internal doors with bronze ironmongery
- Two private off-road parking spaces with electric car charging points



Perfectly positioned, this home offers an enviable lifestyle, combining peaceful living with convenient access to local amenities. The seafront, shops, and wine bars are all just a short walk away, making this an ideal location for those seeking both tranquillity and accessibility.

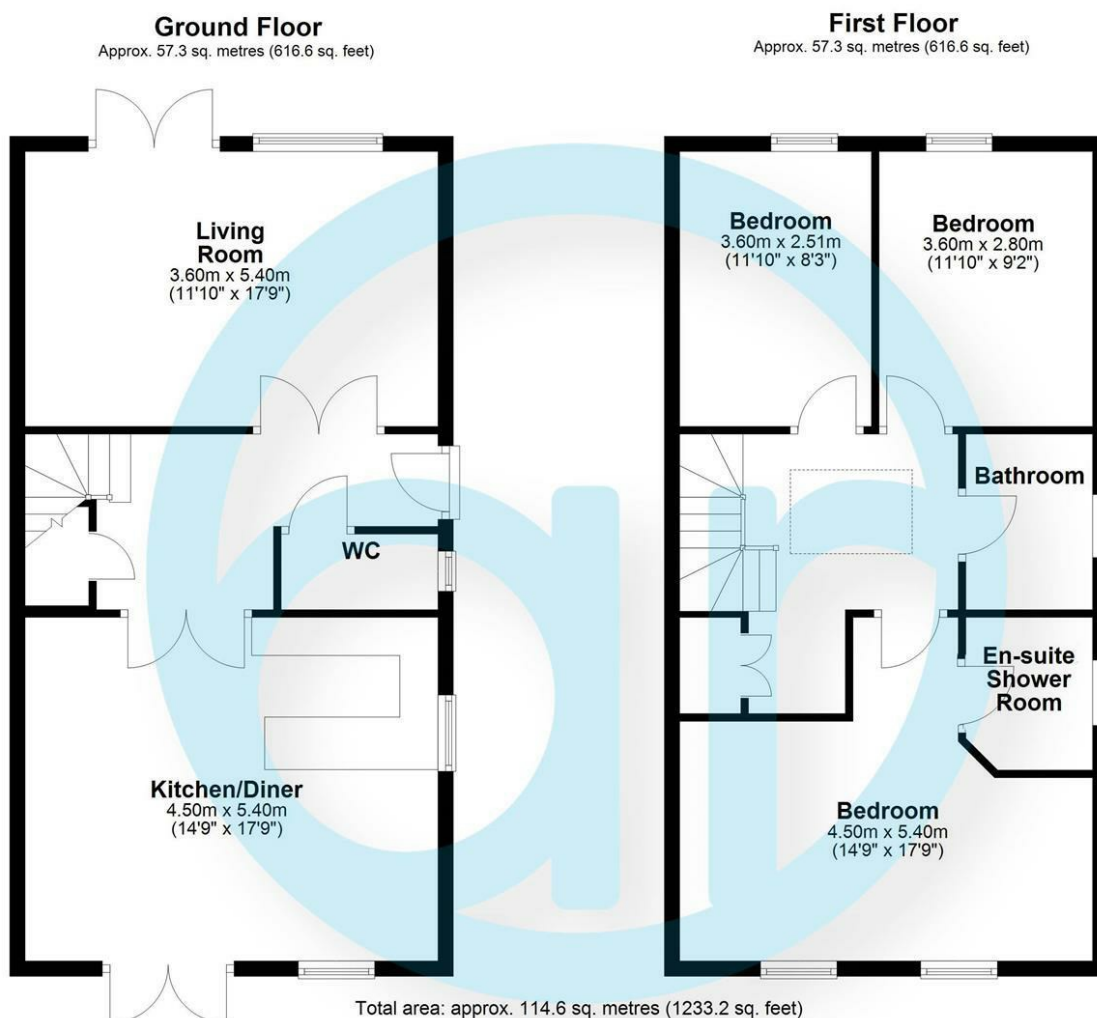
Goring-by-Sea, a charming coastal suburb of Worthing, offers a perfect balance of seaside tranquillity and modern living. Nestled between the South Downs National Park and the English Channel, this sought-after location boasts breath taking countryside and coastal views.

With tree-lined streets, a variety of housing options, and easy beach access, Goring-by-Sea provides a peaceful retreat while remaining close to well-regarded schools, shopping, and dining. The area is known for its strong sense of community, with regular local events contributing to its welcoming and vibrant atmosphere.



EPC Rating:

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



Aspire Residential | Goring-by-Sea

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