



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



East Avenue, Worthing, BN12 4DD

£2,250

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.



Council Tax Band: New
Build

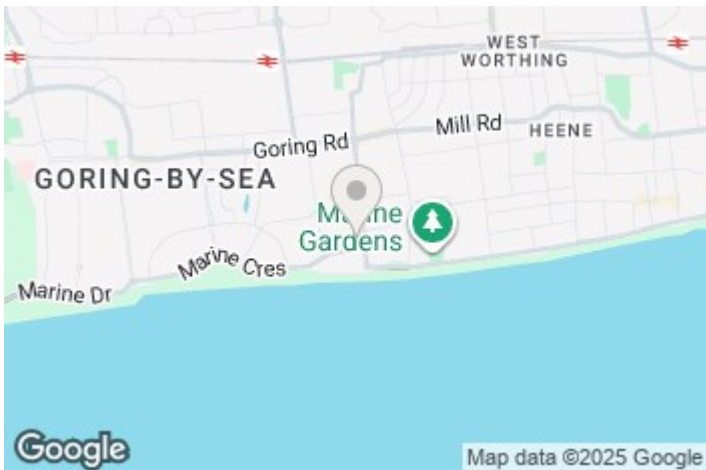
- New Home - Never lived in previously
- Quality Dale Joinery wooden windows and doors
- Luxurious herringbone real flooring on the ground floor
- Elegant Farrow & Ball colour palette throughout
- Superb location – a short walk to the seafront and local Yacht Club
- Efficient home with a forecasted EPC 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.

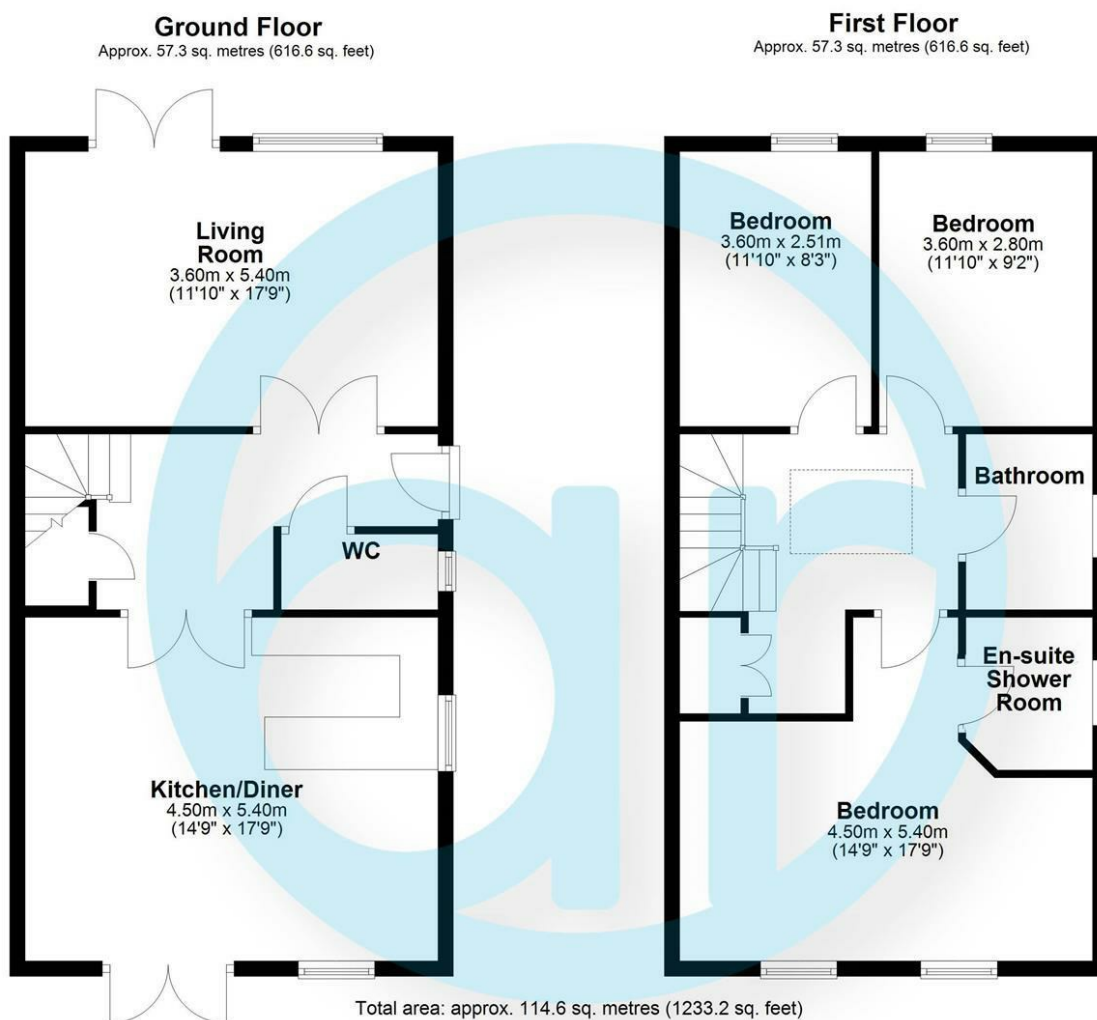
Goring-by-Sea, a charming coastal suburb of Worthing, offers a perfect balance of seaside tranquillity and modern living. Nestled between the South Downs National Park and the English Channel, this sought-after location boasts breath taking countryside and coastal views.

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

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Sales Limited, a Company registered in England and Wales with registration number 11659289. VAT No. 317450614

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.