



**JAMES & JAMES**  
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



91 Sea Lane

Goring-By-Sea, Worthing, BN12 4PR

Offers in excess of £800,000

Freehold Council Tax Band G



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## 91 Sea Lane

Goring-By-Sea, Worthing, BN12 4PR

Art Deco accommodation at it's finest. Boasting superb gardens to three sides ,incorporating West aspects coupled with two balconies, master bedroom with spacious en-suite bathroom, and a ground floor bedroom with en-suite providing the most versatile accommodation any expanding family could desire.

Situated in Goring Hall, Goring Lodge is ideally position on the corner of Ilex Way and Sea Lane providing fantastic access to the beach, mainline railway station and local shopping facilities. It truly is an ideal location for anyone looking for convenience and leisure.

In brief the accommodation comprises entrance porch, entrance hall, double aspect bay fronted lounge, superb dining room with bedroom off with an additional en-suite offering scope for self contained annex accommodation.

There is a good size kitchen/breakfast room with utility and larder, and a ground floor cloakroom. To the first floor there are four good size bedrooms with bedroom one boasting a spacious en-suite, balcony, and bedroom two also having a superb West facing balcony. There is a family bathroom and separate W.C.

Externally luxury gardens surround the property. From Ilex Way there is off road parking which in turn leads to a workshop (formerly garage), and off Sea Lane there is additional parking for several vehicles which leads to an additional garage.

Art Deco front door

Enclosed entrance vestibule with French doors

Spacious entrance hall  
10'5 x 15'9

Ground floor cloakroom  
7'1 x 6'4 (2.16m x 1.93m)







Stunning double aspect bay fronted lounge

15'1 x 18'6 (4.60m x 5.64m)

Double aspect dining room  
16'5 x 14'2 (5.00m x 4.32m)

Ground floor bedroom  
13'9 x 10'6 (4.19m x 3.20m)

En-suite shower room  
6'0 x 5'3 (1.83m x 1.60m)

Kitchen/breakfast room  
16'5 x 10'10 (5.00m x 3.30m)

Utility room and pantry  
9'3 x 7'1 (2.82m x 2.16m)

Return staircase

First floor landing  
14'5 x 6'3 (4.39m x 1.91m)

Double aspect master bedroom with balcony  
18'7 x 12'3 (5.66m x 3.73m)

En-suite bathroom  
9'10 x 5'5 (3.00m x 1.65m)

Bedroom two with superb West facing balcony  
16'0 x 14'1 (4.88m x 4.29m)

Bedroom three  
10'3 x 9'3 (3.12m x 2.82m)

Bedroom four  
9'9 x 7'1 (2.97m x 2.16m)

Family bathroom  
9'9 x 5'4 (2.97m x 1.63m)

Separate W.C.

Off road parking (from Ilex Way)

Workshop (former garage)  
19'5 x 10'6 (5.92m x 3.20m)

Additional ample off road parking

Garage (approached by Sea Lane)  
16'7 x 8'6 (5.05m x 2.59m)

Superb landscaped gardens to three sides





## Floor Plan



## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

