



23 Amberley Drive

, Goring-By-Sea, BN12 4QG

Guide price £950,000

Freehold Council Tax Band G

A handsome, detached residence situated in one of Goring-by-Sea's premier roads forming part of the favoured Goring Hall Estate.

Situated on the South side Amberley Drive this substantial family home boasts versatile accommodation which in brief comprises composite front door to spacious entrance hall with contemporary ground floor cloakroom, door to double aspect lounge with focal fireplace with log burning stove, sliding doors opening into snug/additional reception room, and large opening onto the luxury refitted L-shaped kitchen/diner with roof lantern, underfloor heating and being double aspect with sliding doors onto the feature South facing garden.

The kitchen area boasts a range of integrated appliances, Wharf seamless worktops forming part of a breakfast bar with inset gas hob and extractor fan, 1 and 1/2 bowl undermount sink unit and additional Neff oven and grill. There is Amtico flooring with underfloor heating and a door into the utility room with personal door giving side access.

The first floor landing is a particular feature of the property having a reconditioned hand rail & balustrade with a bespoke window affording copious amounts of natural light. The master bedroom is South facing and has been arranged to provide a dressing area and luxury refitted shower room with under floor heating, vaulted ceiling and gothic style window with views towards the sea. There are three further good size bedrooms and luxury bath/shower room with under floor heating.

The front garden has been arranged to brick block paving to provide ample off road parking for several vehicles with an EV charge point whilst the South facing rear garden has been landscaped by the current owners forming a large area of patio, lawn and tree & shrub lined borders. There's a greenhouse, vegetable patches and two timber sheds. Other benefits include gas central heating and double glazing.

Composite front door

Entrance hall
15'6 x 6'5 (4.72m x 1.96m)





Ground floor cloakroom
5'1 x 4'5 (1.55m x 1.35m)

Double aspect lounge
21'8 x 12'5 (6.60m x 3.78m)

Snug
11'4 x 11'0 (3.45m x 3.35m)

Luxury fitted kitchen//diner
24'7 narrowing to 11'8 x 24'8
narrowing to 11'4 (7.49m
narrowing to 3.56m x 7.52m
narrowing to 3.45)

Utility room
9'3 x 9'1 (2.82m x 2.77m)

Stairs to first floor landing
18'7 x 9'11 (5.66m x 3.02m)

Master bedroom with vaulted
ceiling
13'10 x 11'10 (4.22m x 3.61m)

Dressing area
11'7 x 7'1 (3.53m x 2.16m)

Luxury fitted en-suite
7'4 x 4'11 (2.24m x 1.50m)

Bedroom two
13'11 x 11'11 (4.24m x 3.63m)

Bedroom three
11'6 x 11'2 (3.51m x 3.40m)

Bedroom four
11'8 x 6'10 (3.56m x 2.08m)

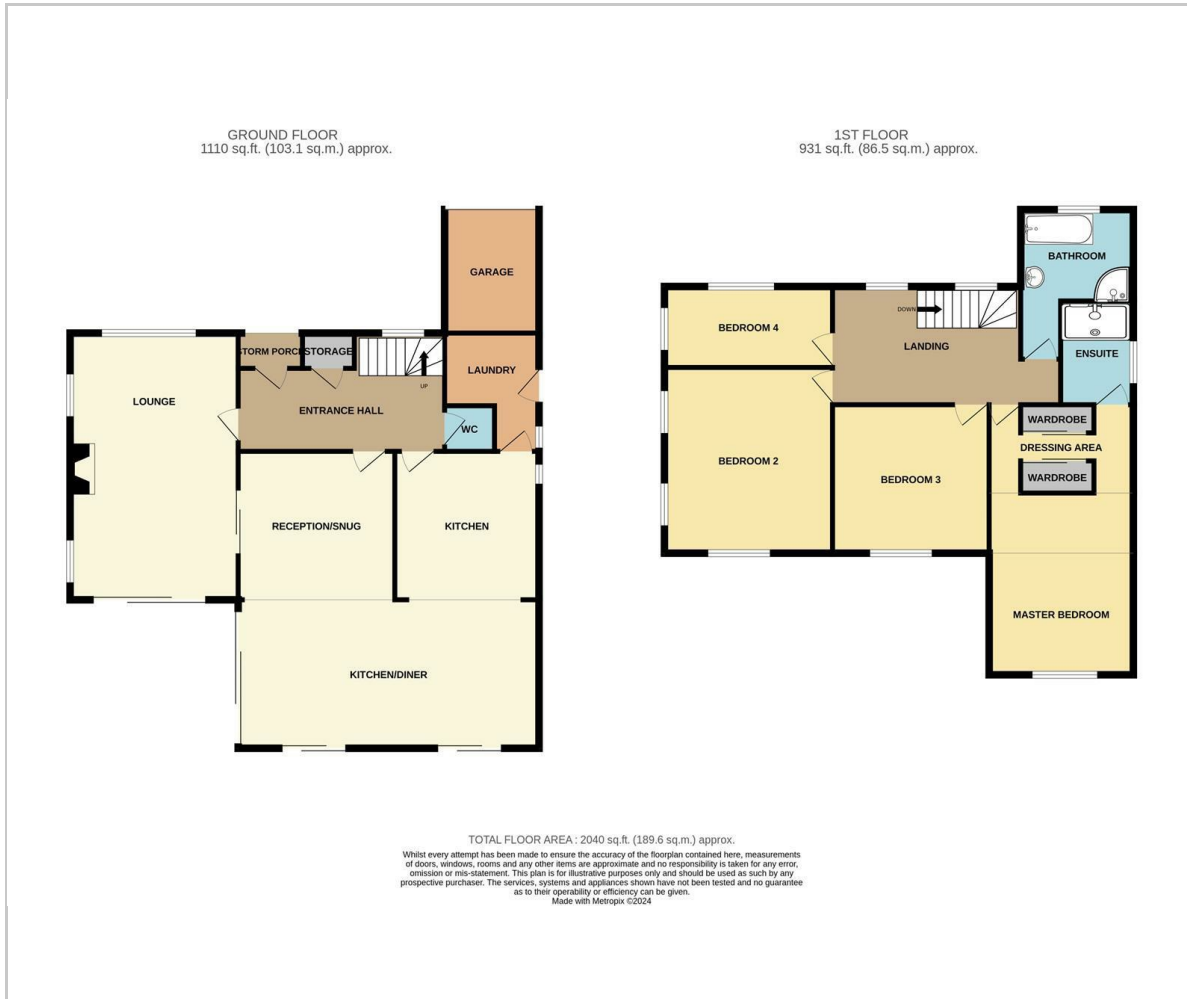
Luxury family bathroom
11'6 x 8'5 (3.51m x 2.57m)

Off road parking for multiple
vehicles

Landscaped South facing rear
garden

Garage / Log Store

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

