



17 Westergate Close

Goring By Sea, Worthing, BN12 5DD

Offers over £800,000

Freehold Council Tax Band D



Deceptively spacious and beautifully presented, James & James Estate Agents are pleased to bring to the market this well extended chalet style property with a self contained annex in a favoured quiet cul-de-sac location.

The accommodation in brief comprises spacious entrance hall, well extended and open plan living/dining/kitchen with a range of appliances, study, two ground floor double bedrooms, ground floor luxury fitted shower room.

On the first floor is the master suite comprising double bedroom with a range of fitted wardrobes, luxury en-suite shower room, and a dressing room with additional fitted wardrobes.

There is a beautiful self contained annex comprising composite front door into kitchen/laundry room with studio room boasting French doors onto landscaped garden and a luxury twin shower room. Externally the rear garden is a particular feature of the property having been landscaped and predominately laid to lawn with areas of composite decking and inset spot lighting, further area of Indian sandstone patio, a timber summer house, vegetable garden, storage yard with gate giving side access, and additional double gates opening onto the front garden. The front garden is arranged to brick block paving providing ample off road parking.

Other benefits include gas central heating, double glazing, and an electric car point to the front. In our opinion internal viewing is considered essential to appreciate the overall size, condition and location of this fantastic family home.

Situated in Westergate Close the property is ideally located Goring-by-Sea mainline railway station which offers great links to most major towns and cities, Ferring shops which have a selection of cafes, bars, delicatessens, bakers etc is just a short walk away through a cut through. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately 4 miles distance.

Spacious entrance hall  
10'1 x 12'0 (3.07m x 3.66m)

Featured open plan living/dining/kitchen  
33'0 x 22'8 (10.06m x 6.91m)

Study  
5'8 x 6'7 (1.73m x 2.01m)







Ground floor bedroom one/reception  
17'0 x 14'0 (5.18m x 4.27m)

Ground floor bedroom two  
15'8 x 11'11 (4.78m x 3.63m)

Shower room  
7'7 x 7'10 (2.31m x 2.39m)

First floor landing

Master bedroom suite

Bedroom area  
11'1 x 14'9 (3.38m x 4.50m)

Dressing room  
9'1 x 12'1 (2.77m x 3.68m )

En-suite shower room  
5'8 x 7'3 (1.73m x 2.21m)

Annex

Private entrance

Annex kitchen  
15'3 x 11'11 (4.65m x 3.63m)

Annex studio room  
15'3 x 15'5 (4.65m x 4.70m)

Annex en-suite double shower  
8'4 x 4'10 (2.54m x 1.47m)

Feature landscaped rear gardens

Side access

Timber summer house  
11'2 x 8'8 (3.40m x 2.64m)

Ample off road parking

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

