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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 flor 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



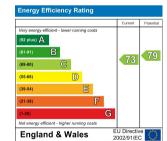
Viewing

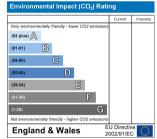
Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph





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