



116 Sea Lane

Goring-By-Sea, Worthing, BN12 4PU

Guide price £1,000,000

Freehold Council Tax Band E

Seeing is believing, the jewel in Goring-by-Sea's crown. James & James Estate Agents are delighted to bring to the market this exceptional detached bungalow with double garage, landscaped gardens, and a property that is offered for sale in exemplary order from top to bottom.

In brief the accommodation comprises aluminium double glazed front door and casement windows into a spacious entrance hall with storage cupboard and access to loft space. The engineered oak floor continues from the entrance hall into the bay fronted lounge with feature log burner and a media wall. There are then additional doors onto the double aspect dining room, and two sets of bi-fold doors opening onto the luxury kitchen/diner with vaulted ceiling affording additional natural light from it's triple aspect bi-fold doors, roof line windows.

The central island is formed with a granite work surface, induction hob and extractor fan inset with an extensive range of soft close cupboards and drawers. There is an undermount sink and a range of appliances along with floor to ceiling storage cupboards, exposed timbers and a utility cupboard.

To the South end of the bungalow are the three bedrooms. Bedroom one boasting a luxury en-suite shower room. There are two further bedrooms and a luxury fitted bath & shower room with digital mirror and a close coupled W.C.

Externally the front and rear gardens are particular feature of the property with the front garden initially being arranged to provide off road parking for ample vehicles, and a maturing selection of tree and shrub lined borders.

The extensively landscaped rear garden has to be one of the main features of the property with Indian sandstone, raised areas of shingles, lawn, Japanese acers to name but a few. In turn there is a garage with electric roller door and a personal door back into the garden.





Double glazed front door with casement windows

Entrance hall  
14'7 x 7'2 (4.45m x 2.18m)

Feature bay fronted lounge  
17'8 x 15'6 (5.38m x 4.72m)

Luxury double aspect dining room  
17'4 x 14'0 (5.28m x 4.27m)

Luxury high end kitchen/diner with vaulted ceiling  
22'9 x 19'4 narrowing to 12'2 (6.93m x 5.89m narrowing to 3.71m)

Utility room  
9'8 x 2'7 (2.95m x 0.79m)

Bedroom one  
16'9 x 12'9 (5.11m x 3.89m)

Luxury en-suite shower  
10'1 x 3'5 (3.07m x 1.04m)

Bedroom two  
10'6 x 13'2 (3.20m x 4.01m)

Bedroom three  
12'2 x 10'3 (3.71m x 3.12m)

Luxury fitted family bath & shower room  
9'5 x 6'2 (2.87m x 1.88m)

Established front garden

Ample off road parking

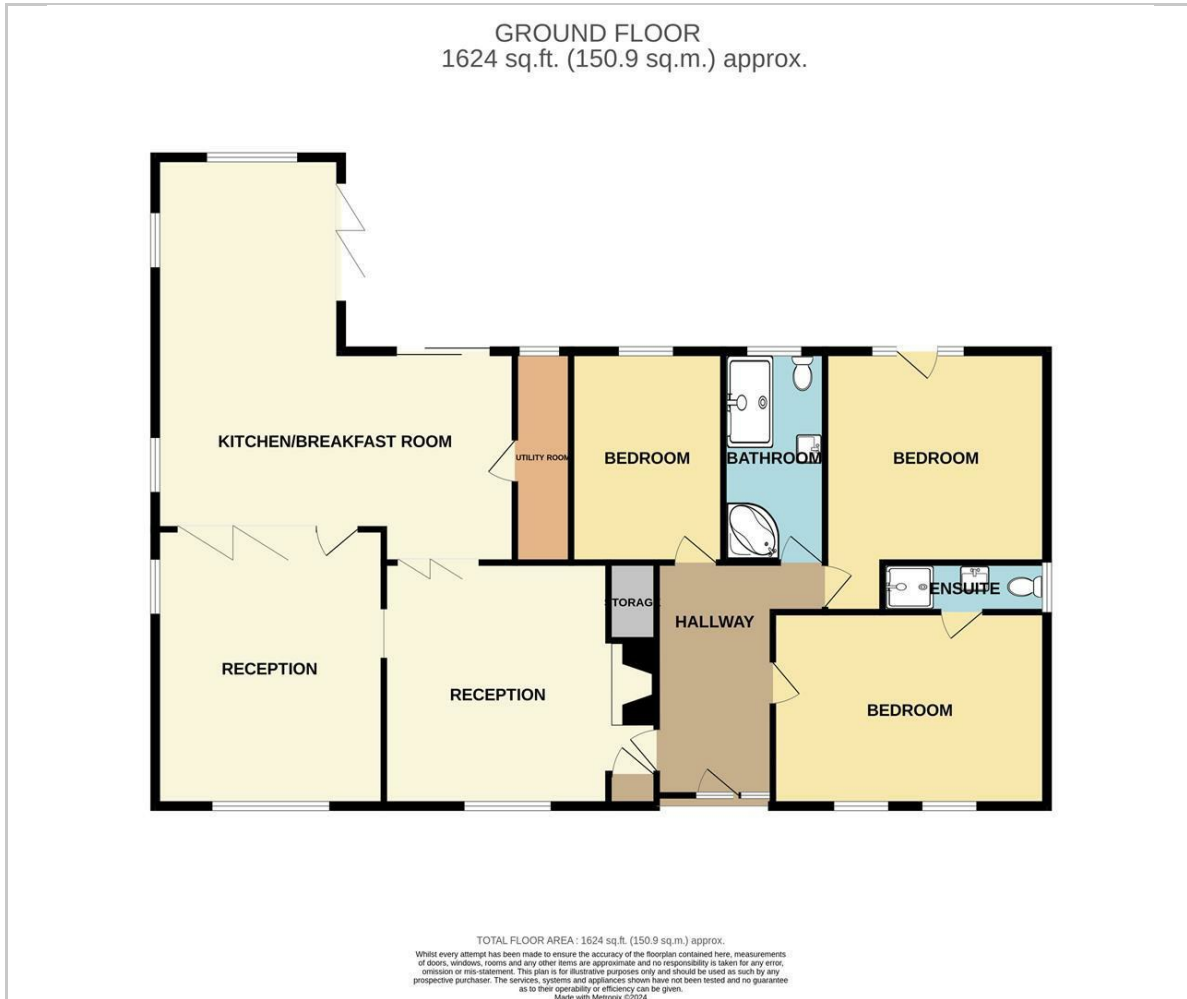
Landscaped rear garden

Summer house  
9'9 x 6'1 (2.97m x 1.85m)

Double garage with electric up & over door  
16'3 x 19'3 (4.95m x 5.87m)



## 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

