



30 Withdean Avenue

Goring-By-Sea, Worthing, BN12 4XD

Offers over £900,000

Freehold Council Tax Band G

An ideal family detached CHAIN FREE residence on the favoured Goring Hall development, offered for sale in a nice decorative order throughout.

In brief, the accommodation comprises double-gated entrance porch into spacious entrance hall with a ground floor w/c. There is a double aspect bay fronted lounge with focal living flame fire, and a well-extended L-shaped kitchen/diner with utility room and integrated door to the garage.

There's also an extended dining room with French doors onto a conservatory/garden room, and doors onto the rear garden.

To the first floor, there are four good sized bedrooms with the master bedroom having an en-suite shower room and a modern family bathroom.

To the front of the property, there is a lawned rear garden with maturing borders, a brick block paved driveway with electric vehicle charge point, and the rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of tree and shrub lined borders.

Other benefits include sea glimpses from the master bedroom, solar roof panels, double glazing and gas central heating. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this fantastic family home.

Situated in Withead Avenue, the property is just a short stroll from Goring's Greensward. Local shops can be found nearby at both Aldworth Parade and Mulberry Parade which cater for everyday needs. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.

Double glazed entrance porch  
8'3 x 6'7 (2.51m x 2.01m)

Entrance hall  
11'0 x 8'11 (3.35m x 2.72m)





Ground floor w/c  
5'11 x 3'8 (1.80m x 1.12m)

Bay fronted lounge (double aspect)  
16'9 x 15'4 (5.11m x 4.67m)

Kitchen/diner  
22'10 narrowing to 11'2 x 22'3  
narrowing to 12'4 (6.96m narrowing to  
3.40m x 6.78m narrowing to 3.76)

Utility room  
9'7 x 5'3 (2.92m x 1.60m)

Extended dining room  
23'1 x 11'6 (7.04m x 3.51m )

Double glazed conservatory  
5'11 x 9'7 (1.80m x 2.92m)

Stairs to first floor landing

Bedroom one with sea glimpses  
16'11 x 13'1 (5.16m x 3.99m)

En-suite shower/wc  
8'6 x 3'3 (2.59m x 0.99m)

Bedroom two  
11'9 x 15'0 (3.58m x 4.57m)

Bedroom three  
14'3 x 9'5 (4.34m x 2.87m)

Bedroom four  
9'0 x 9'3 (2.74m x 2.82m)

Family bathroom  
9'4 x 5'9 (2.84m x 1.75m)

Feature rear garden

Off road parking

Front garden

Integrated garage  
19'1 x 9'9 (5.82m x 2.97m)

Floor Plan



Viewing

Please contact our Worthing 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

