

'The Gilder' Elizabeth Square Barrington Road, Off Shaftesbury

Goring-By-Sea, Worthing, BN12 4EA

Guide price £525,000

Freehold Council Tax Band New Build

Plot 11 -Laid out over three levels, The Gilder is a 4-bedroom home that offers an enviable amount of living space, and many coveted features for contemporary family homes. From a flowing, open-plan area on the ground floor to a first-floor living room, and two en-suite bedrooms, this home is well-suited to families with older children and teenagers, or second steppers seeking an space to enjoy.

The heart of The Gilder is open-plan living, kitchen and dining area, which runs the length of the ground floor level and has been thoughtfully zoned for practicality. The living space is situated at the rear of the home, and boasts an attractive bay window with French doors opening to the garden – a delightful feature for summer days and evening barbecues with your favourite guests.

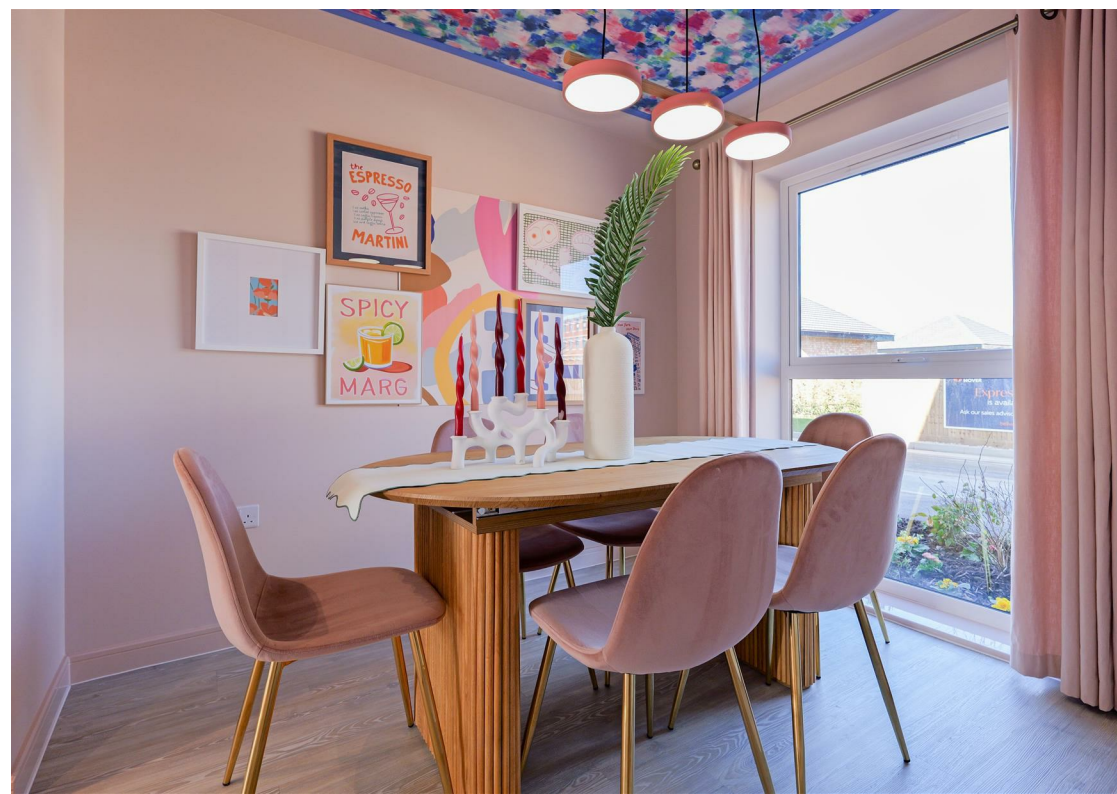
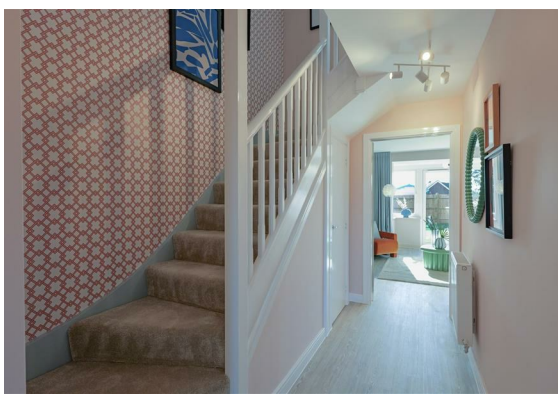
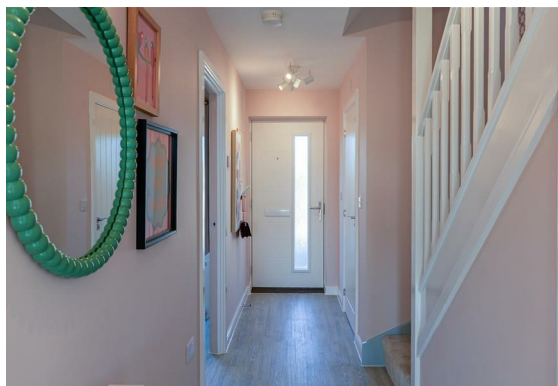
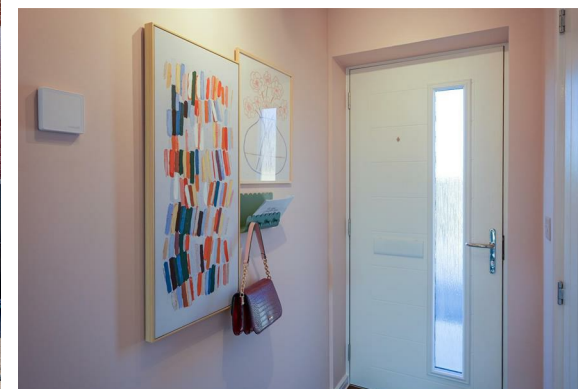
Leading off the downstairs living room is the galley kitchen, which is a pleasure to cook in with everything within easy reach. Through the kitchen, the dining area is dedicated to enjoying all kinds of meals together. Two doors from the hallway open into the living area and dining area, enabling members of the household and guests to move around easily, and for areas to be closed off.

The finishing touches to the ground floor of The Gilder are a convenient under stairs storage cupboard, and a cloakroom thoughtfully located by the front door.

On the 1st floor, the second living room is situated to the rear of the home, and offers many possibilities. It could become a cinema room, a snug, or playroom. The second cloakroom is a welcome feature when the living room is in use. Bedroom two, which is double in size and has an en-suite shower room, is also located on this level and offers privacy for older children who are ready for a little more independence.

The 2nd floor presents the remaining three bedrooms, including bedroom one which boasts an en-suite shower room, and a useful integral storage cupboard. The third and fourth bedrooms share use of the family bathroom.

Estate charge £183.28pa





Entrance hall

Cloakroom

Storage cupboard

Family area
15'4 x 13'11 (4.67m x 4.24m)

Kitchen
8'2" x 9'11"

Dining
8'2 x 9'1 (2.49m x 2.77m)

Stairs to first floor

Living room

Cloakroom

Bedroom two
10'3 x 12'11 (3.12m x 3.94m)



En-suite
4'9 x 6'6 (1.45m x 1.98m)

Stairs to second floor

Storage cupboard

Bedroom one
11'4 x 13'9 (3.45m x 4.19m)

En-suite
4'9 x 6'5 (1.45m x 1.96m)

Family bathroom

Bedroom three
7'1 x 11'7 (2.16m x 3.53m)

Bedroom four
8'0 x 11'6 (2.44m x 3.51m)



Floor Plan



Viewing

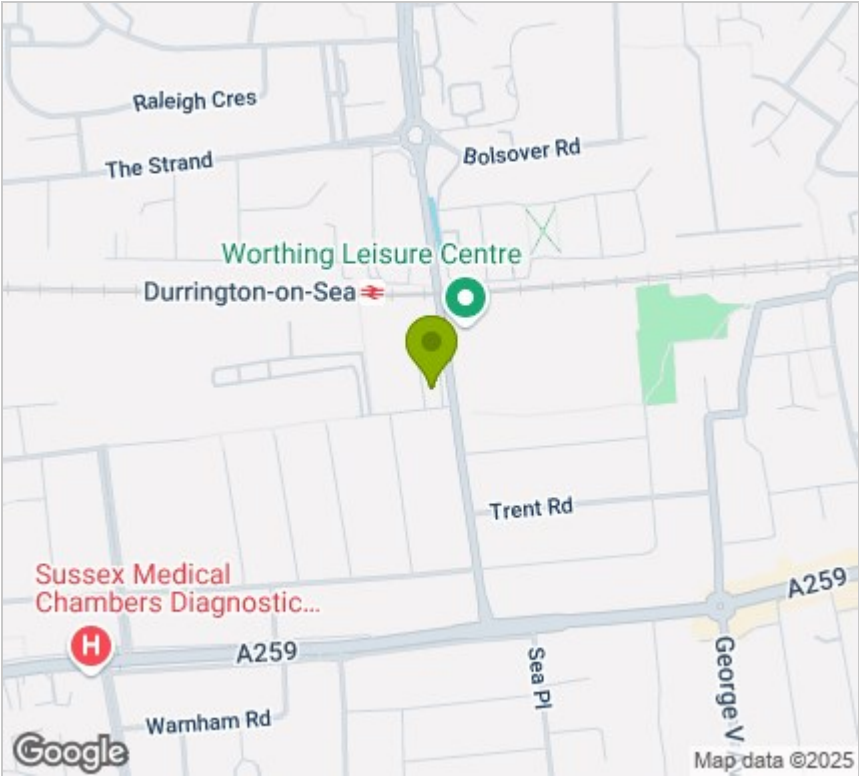
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC’s Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

