

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA 50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE













27 Sea Lane

, Goring-By-Sea, BN12 4QB

- Yards from Goring beach
- Luxury kitchen/diner
- Four good size bedrooms
- Gas central heating
- Sole agents

- Feature West facing balcony
- Lounge with focal fireplace
- Ground floor study
- Double glazing
- No onward chain

Offered for sale with no onward chain is this superbly presented 1930's four double bedrooms semi- detached house located yards from Goring beach.

In brief, the accommodation comprises entrance porch into spacious entrance hall with solid wood floors, under stairs storage cupboard, ground floor cloakroom. The half bay-fronted lounge boasts a decorative fireplace with double doors opening onto the feature open plan kitchen/diner/breakfast room with log burning stove, space for a range of appliances, and breakfast bar with seating for two. There is a ground floor study.

To the first floor is a spacious landing with two large storage cupboards, four good sized bedrooms with bedroom three enjoying double glazed French doors opening onto a balcony. There is a family bathroom with separate W/C.

Externally the front garden is laid to brick block paving, providing ample off road parking, which in turn leads to the garage with up & over door. The West facing rear garden is a particular feature of the property with a raised full width decked area, areas of shingle, and the remainder laid to lawn with a profusion of tree and shrub lined borders. There is also a timber shed.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size, condition, and location of this chain free home.

Situated on the West side of Sea Lane, Goring by Sea, the beach is just moments away and local shops can be founded at Mulberry parade, which caters for everyday needs. The nearest mainline railway station is Goring-by-Sea, which gives great links to most major towns and cities.





UPVC double glazed front door into entrance porch

8'0 x 3'4 (2'.44m x 1.02m)

Spacious entrance hall 16'5 x 6'6 (5.00m x 1.98m)

Ground floor cloakroom

Half bay fronted lounge with focal fireplace

16'7 x 13'1 (5.05m x 3.99m)

Luxury refitted kitchen/diner/breakfast room 29'4 x 10'6 opening to 15'5 (8.94m x 3.20m opening to 4.70m)

Study 7'4 x 7'8 (2.24m x 2.34m)

Stairs to first floor landing 17'1 x 6'5 (5.21m x 1.96m)

Bedroom one 16'6 x 13'0 (5.03m x 3.96m)

Bedroom two 15'3 x 13'4 (4.65m x 4.06m)

Bedroom three 14'7 x 9'3 (4.45m x 2.82m)

Doors onto balcony 14'2 x 2'8 (4.32m x 0.81m)

Bedroom four 7'9 x 7'4 (2.36m x 2.24m)

Family bathroom 6'2 x 5'8 (1.88m x 1.73m)

Separate w/c

Ample off road parking

Feature West facing rear garden

Garage 7'7 x 8'2 (2.31m x 2.49m)



















Floor Plans Location Map

GROUND FLOOR 878 sq.ft. (81.6 sq.m.) approx.







TOTAL FLOOR AREA: 1712 sq.ft. (159.0 sq.m.) approx.

Whist every attempt has been more to ensure the security of the floorplant partial refer, measurements of docs, which has been more the security of the floorplant partial refer, measurements of docs, which is not officed, which is not officed to the security of the floorplant partial refer the security of the securit

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 purchaser 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.













Energy Performance Graph

