



28 Chelwood Avenue, Goring-By-Sea, Worthing, BN12 4QP

Asking price £800,000









# 28 Chelwood Avenue

Goring-By-Sea, Worthing, BN12 4QP

- Favoured Goring Hall
- Four/five bedrooms
- 30ft balcony
- Off road parking
- Call now to view
- No onward chain
- Ground floor extension
- Garage
- Sole agents

Situated on the favoured Goring Hall estate is this substantial 4/5 bedroom detached family home, being offered for sale with no onward chain, with the added benefit of a 30ft balcony.

In brief, the accommodation comprises spacious entrance porch into entrance hall with wood panelling, a ground floor W/C and under stairs storage cupboard. There is a bay fronted lounge with focal fireplace opening onto the dining room with serving hatch to kitchen. The ground floor extension provides a sitting room and an additional ground floor bedroom/study. To the first floor there are four good sized bedrooms, a family bathroom, the master bedroom boasting an en-suite, and bedroom four has sliding doors onto the feature balcony.

Externally, the front garden is laid to lawn with brick block paving providing off-road parking, which in turn leads to a garage. The rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of tree and shrub lined borders.

Chelwood Avenue is considered one of the most prestigious roads in Worthing, being just a short walk from Goring Greensward, and the shops at both Mulberry Parade & Aldsworth Avenue. Buses serve the area, and the nearest mainline railway station is Goring-by-Sea which gives great links to most major towns and cities.



|                                      |                              |
|--------------------------------------|------------------------------|
| Enclosed entrance porch              | 9'5 x 6'1 (2.87m x 1.85m)    |
| Entrance hall                        |                              |
| Ground floor w/c                     |                              |
| Bay fronted lounge                   | 16'5 x 12'0 (5.00m x 3.66m)  |
| Dining room                          | 12'11 x 12'0 (3.94m x 3.66m) |
| Rear sitting room                    | 21'4 x 12'2 (6.50m x 3.71m)  |
| Ground floor bedroom/study           | 10'8 x 7'8 (3.25m x 2.34m)   |
| Kitchen/breakfast room               | 16'9 x 9'1 (5.11m x 2.77m)   |
| Stairs to first floor landing        | 14'10 x 10'7 (4.52m x 3.23m) |
| Bedroom one with fitted wardrobes    | 15'3 x 12'0 (4.65m x 3.66m)  |
| En-suite shower room                 | 7'2 x 5'5 (2.18m x 1.65m)    |
| Bedroom two                          | 13'0 x 12'3 (3.96m x 3.73m)  |
| Bedroom three                        | 14'0 x 8'9 (4.27m x 2.67m)   |
| Bedroom four                         | 9'4 x 10'3 (2.84m x 3.12m)   |
| Balcony                              | 30' x 11'6 (9.14m x 3.51m)   |
| Front garden                         |                              |
| Off road parking                     |                              |
| Garage                               | 17'10 x 9'0 (5.44m x 2.74m ) |
| Feature well established rear garden |                              |
| Timber summer house                  |                              |

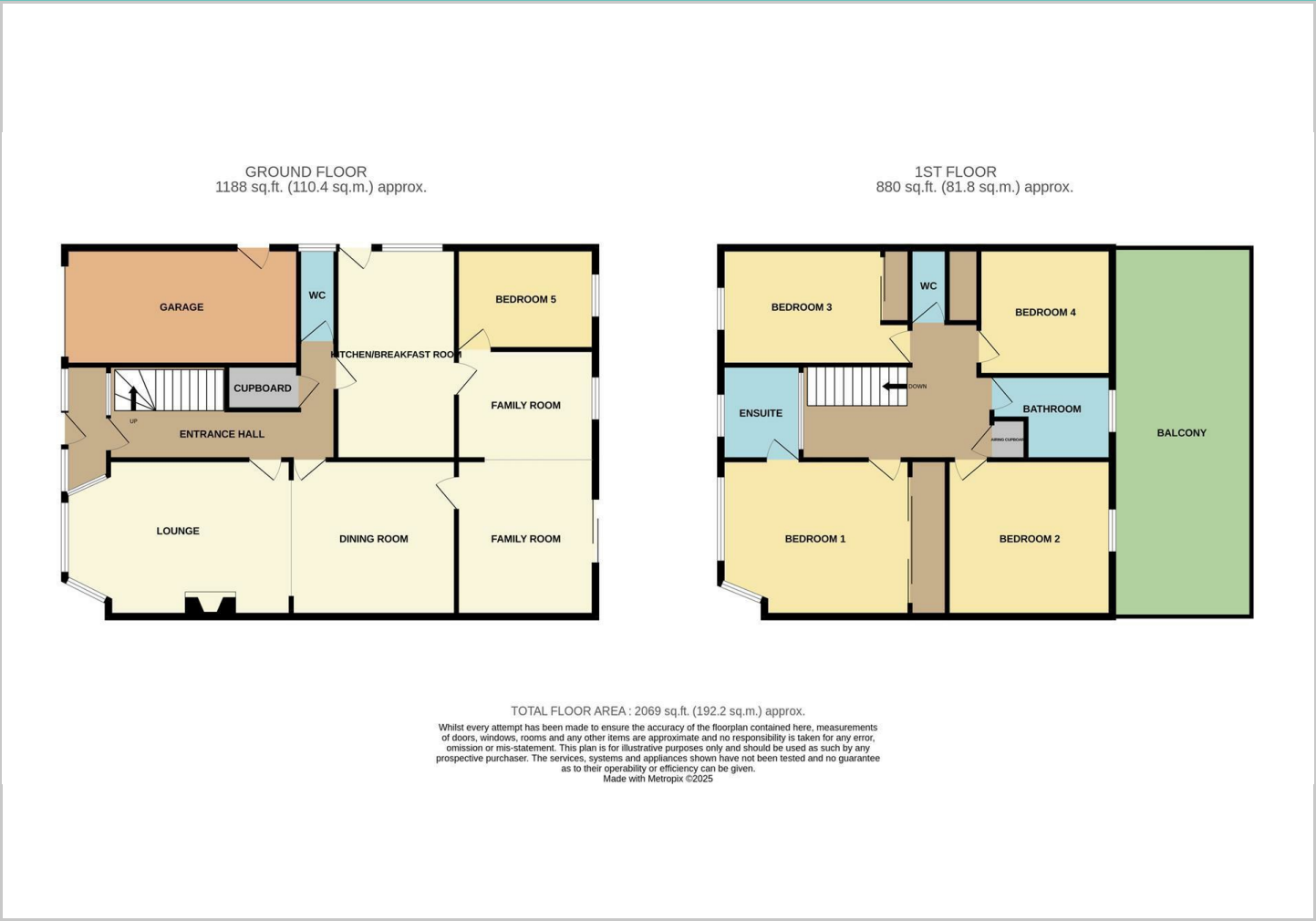








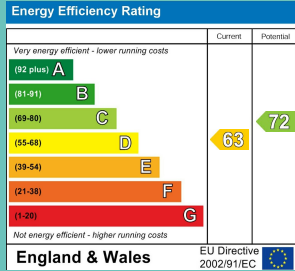
Floor Plans



Location Map



Energy Performance Graph



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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