



8 Courtlands Close, Goring-By-Sea, Worthing, BN12 4BT

Guide price £725,000



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- No onward chain
- Four good size bedrooms
- Luxury fitted kitchen/diner
- Garage with remote up & over door
- Off road parking
- Detached house
- Two bathrooms
- Underfloor heating throughout the ground floor
- Utility room
- Call now to view

A most impressive detached four bedroom family home situated in South Goring.

In brief, the accommodation comprises composite front door into spacious entrance hall with understairs storage and cloaks cupboard, a ground floor w/c with contemporary wash hand basin, double aspect bay fronted lounge with focal fireplace. There is a refurbished kitchen/diner with floating ceiling incorporating LED lights, range of integrated appliances, and arch opening onto utility room. There is a ground floor bedroom with what was formerly an en-suite shower room... note this could be converted back to an en-suite.

To the first floor, there are three further good sized bedrooms, with the master bedroom having an en-suite and a luxury fitted family bathroom. There is also a useful walk in eve's storage space.

Externally, the front of the property has been laid to brick block paving providing ample off road parking, and the rear garden has also been laid to brick block paving and artificial lawn for ease of maintenance.

Other benefits include integrated sound system, double glazing, and being offered for sale with no onward chain. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this forever family home.

Situated in Courtland's Close, the property is just a short walk from the beach and the shops at Goring Road. Buses serve the area, and the nearest mainline railway station is Durrington-on-Sea, which gives great links to most major towns and cities.

Please call the vendor's sole agents to arrange a private viewing tour.



Solid front door into entrance hall
13'2 x 12'11 (4.01m x 3.94m)

Double aspect bay front lounge
15'4 x 16'5 (4.67m x 5.00m)

Luxury high end kitchen/dining room
16'9 x 18'8 (5.11m x 5.69m)

Utility room
7'4 x 5'1 (2.24m x 1.55m)

Ground floor bedroom
14'3 x 8'6 opening to 11'1 (4.34m x 2.59m opening to 3.38m)

Additional space (formerly an en-suite)
6'5 x 6'4 (1.96m x 1.93m)

Ground floor w/c

Stairs to first floor landing

Bedroom one
12'0 x 13'9 (3.66m x 4.19m)

En-suite shower room

Bedroom two
13'11 x 8'3 (4.24m x 2.51m)

Bedroom three
8'0 x 10'4 (2.44m x 3.15m)

Modern fitted family bathroom

Useful eaves storage space (restricted height)
22'9 x 4'2 (6.93m x 1.27m)

Ample off road parking

Garage with plumbing for appliances
16'4 x 8'3 (4.98m x 2.51m)

Rear garden

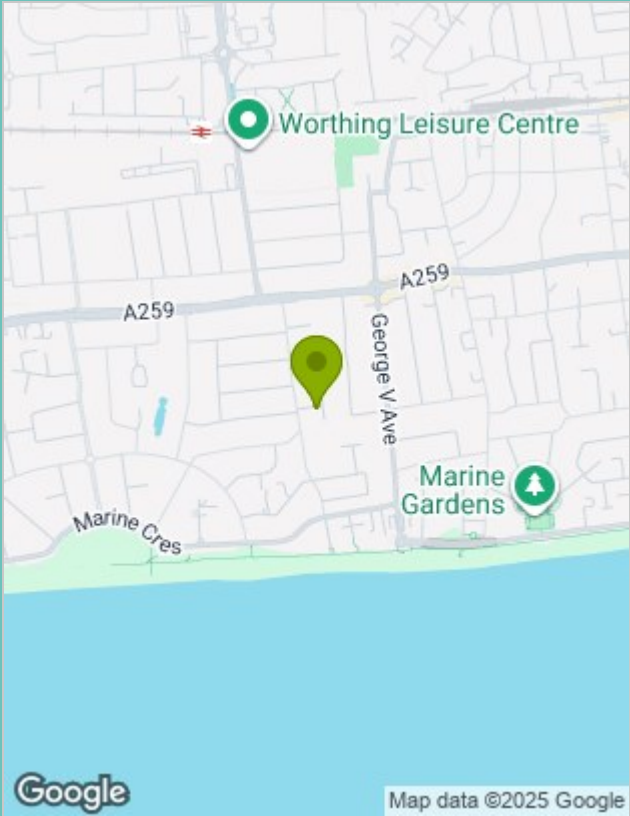




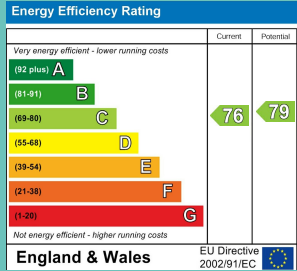
Floor Plans



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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