



**hamlyn
smith.**

Sea Lane, Worthing, BN12 4PY

£1,100,000

hamlyn smith.

 4 Bedrooms

 2 Receptions

 2 Bathrooms

This impressive detached property, boasting over 2,200 square feet of accommodation, offers breathtaking sea views and versatile living spaces. With 3/4 bedrooms, this home is ideally situated in a sought-after location, just steps from the beach.


- Stunning direct sea views
- Raised South facing deck
- Four bedrooms and two bathrooms
- Large living space with bi-fold doors to garden
- Separate kitchen/diner with access to private courtyard
- Corner plot with plenty of off street parking








 50 Goldstone Villas, Hove, BN3 3RS

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Property description

The first floor features three well-appointed bedrooms, two of which open onto a south-facing terrace with expansive sea views. A spiral staircase connects this terrace to the garden below. The fourth bedroom, currently used as a gym, is located on the ground floor.

The ground floor provides ample living space, including a bright and spacious south-facing lounge with bifold doors that open onto a private patio area surrounded by wraparound gardens. The modern kitchen and dining room, complete with a stunning skylight, also feature bifold doors leading to a secluded courtyard—perfect for entertaining.

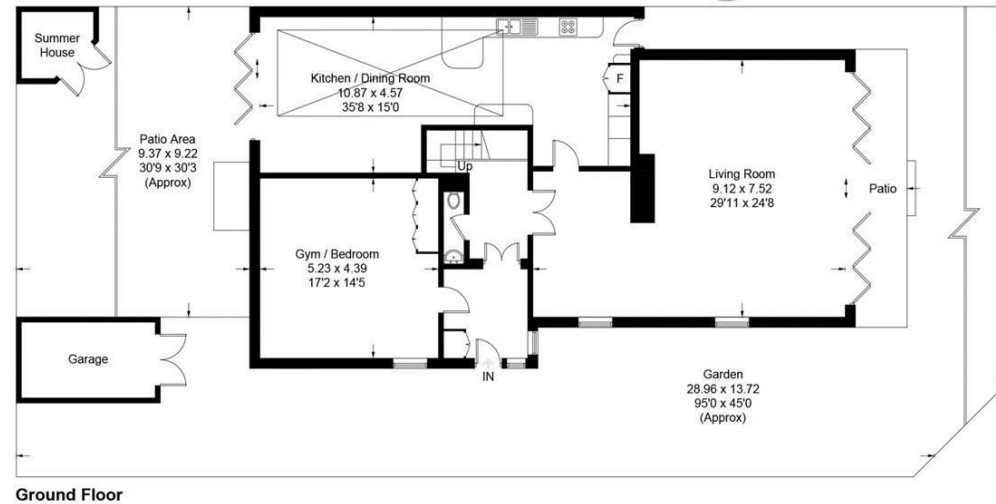
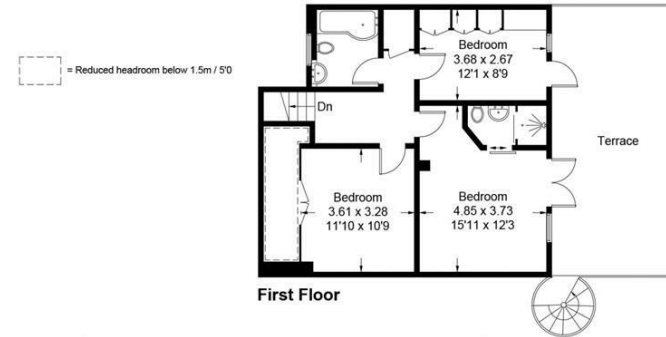
Located within easy walking distance to the shops, cafes, restaurants, and amenities of Goring Road, this property offers the best of coastal living. The nearby Sea Lanes cafe is ideal for beachfront afternoon teas, while the charming village of Ferring offers additional amenities. Goring's beaches are a haven for water sports enthusiasts and are recognized as one of the UK's premier kite surfing locations. The property also benefits from historic planning permissions for a loft conversion and the construction of an external brick garage, which would replace the existing semi-permanent metal workshop.

Location

Nestled next to the Coastal Path, this home is perfect for walking, running, or cycling along the scenic coastline. The A259 and coast road provide easy access to Worthing's vibrant town center, where you'll find a variety of shops, bars, and restaurants, as well as supermarkets like Waitrose and Marks & Spencer. Excellent local schools include West Park, Goring-by-Sea, and Elm Grove primary schools, Orchards Junior School, St Oscar Romero secondary school, and Northbrook Metropolitan College. Goring-by-Sea and Durrington-by-Sea mainline stations are just 1.2 and 1.5 miles away, offering regular commuter services to nearby towns and cities, including Portslade, Hove, and Brighton.

Sea Lane, Goring-By-Sea, BN12

Approximate Gross Internal Area = 212.3 sq m / 2285 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

