

*It's all in the details...*



## 13 Bluebell Way

Goring-by-Sea, Worthing, West Sussex, BN12 5BW

£435,000

- Chain Free
- 3 Storey Townhouse
- South-Facing Garden
- Countryside Views
- Integral Garage
- 2 Reception Rooms
- Fitted Kitchen/Dining Room
- 3 Bedrooms - 1 with ensuite
- Family Bathroom and Ground Floor Cloakroom
- Close to Goring by Sea Railway Station

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX  
01903 501105 | [goring@staffordjohnson.co.uk](mailto:goring@staffordjohnson.co.uk)

Chain free contemporary townhouse with picturesque views, a south-facing garden and integral garage. Situated in a modern cul de sac development only a short stroll from Goring-by-Sea mainline station and within easy reach of village shops and highly regarded schools, this excellent 3 storey, 3 bedroom property has 2 reception rooms, a stylish kitchen/dining room and a main bedroom with a deluxe en suite and Juliet balcony.

### **Step Inside**

Set within a modern cul de sac development that's perfectly placed for ease of access to the mainline station, the seafront and South Downs, this chain free townhouse is ready for you to simply move in and unpack. Superbly light and bright and offering idyllic views of Chatsmore Farm and Highdown beyond, it's naturally flowing layout has a wealth of versatile space that's equally suited for family life and working from home.

Sitting back from the road behind an attractive frontage and brick paved driveway, the contemporary design of the house instantly hints at the interior themes within. On the ground floor an impressive entrance hall leads the way to the first of two excellently sized reception rooms. A neutral colour scheme is complemented by soft plush carpeting, the generous dimensions provide the versatility for you have a guest room, play room or home office if you'd rather. Framed to either side by full height windows, French doors connect you with the paved patio of an enclosed south-facing garden making it easy to step outside, relax and unwind.

The sense of light and space continues upstairs where the second reception room provides a lovely space in which to spend time together as a family. Further full height windows and French doors allow the nearby fields to a picturesque backdrop and a Juliet balcony allows the views to be carried seamlessly throughout the room. Across the landing a contemporary kitchen/dining room is fully fitted with the clean lines of gloss white handleless cabinets. A notable selection of integrated appliances offers every convenience. Vibrant accent walls add a great pop of colour and the large dining space is equally suited for everyday life or entertaining.

The consistent presentation features throughout each of three bedrooms on the top floor. With further views of the landscape, a marvellous main bedroom with tastefully chosen fitted wardrobes opens onto its own private Juliet balcony and has the added luxury of a smart en suite shower room. Looking out over the garden, both of the large single bedrooms supply flexible family accommodation and share a deluxe bathroom where a stylish inset bath with an overhead shower is arranged in chic tile setting. A ground floor cloakroom completes this excellent townhouse.

### **Step Outside**

Enclosed by fencing that gives a good sense of privacy, the south-facing rear garden supplies easy to maintain outdoor space for everyone to enjoy. A paved patio is ideally sized for al fresco meals or summer barbeques and a substantial lawn gives children a chance to play. A secure gate provides convenient rear access, while at the front of the property a brick paved driveway and integral garage creates private off-road parking for two vehicles.

### **In your local area**

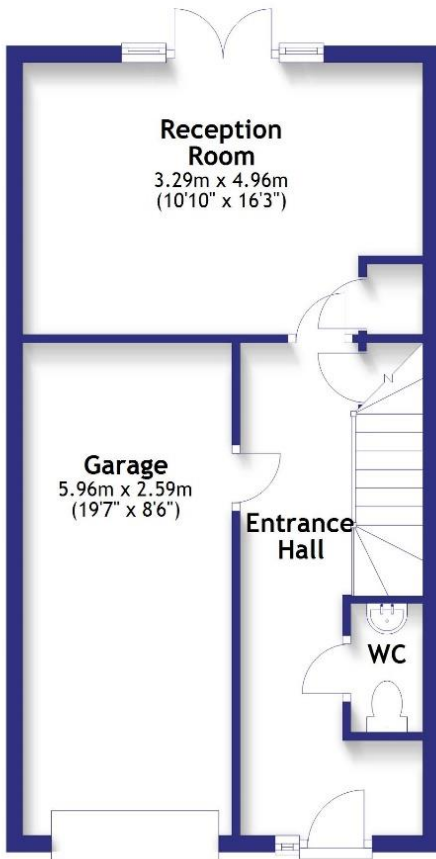
Situated within a favoured cul de sac, this chain free townhouse is merely a short stroll from Goring by Sea mainline station where you have access to frequent direct services to London Victoria, Gatwick, Brighton, Littlehampton, Southampton and Worthing.

A selection of local shops is found on Goring Road and Aldsworth Avenue, and nearby Ferring village has a further choice of shops, cafes and restaurants. The A259 leads into the centre of Worthing with its bustling high street and supermarkets such as Waitrose and Marks & Spencer, and the A27 provides fast commuter routes. Highly regarded local schools include Goring C of E Primary School, St Oscar Romero Catholic School and Northbrook College.



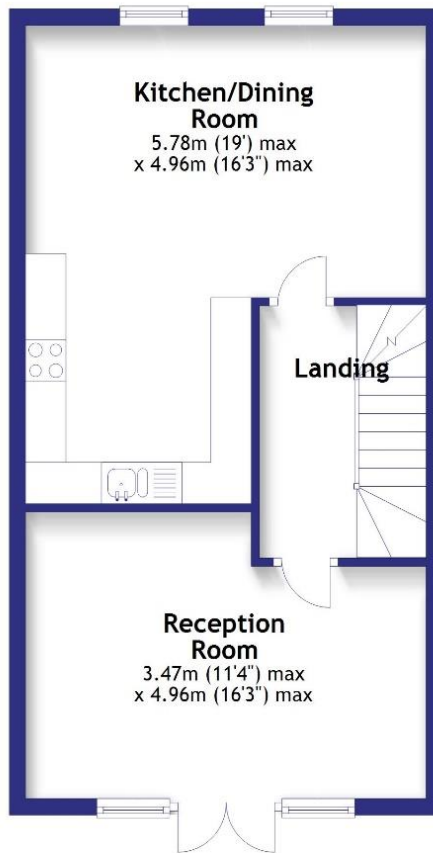
### Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



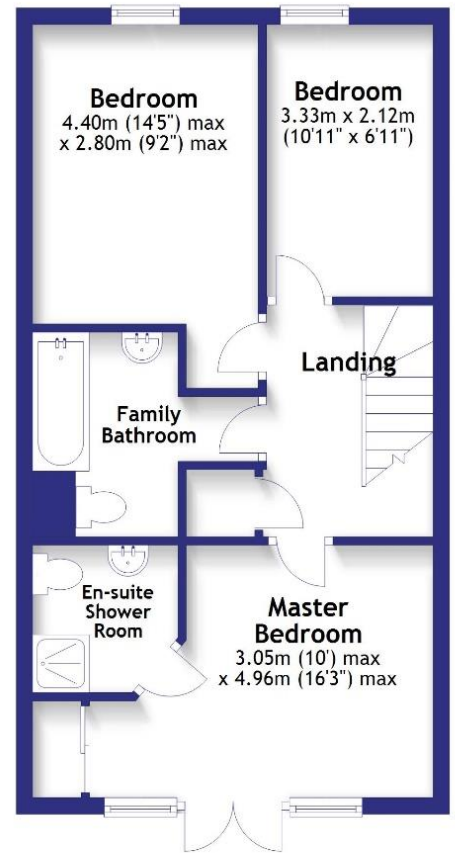
### First Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



### Second Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 139.4 sq. metres (1500.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	91	92
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Additional Information

**Tenure:** Freehold

**Council Tax:** Adur & Worthing Band D

#### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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