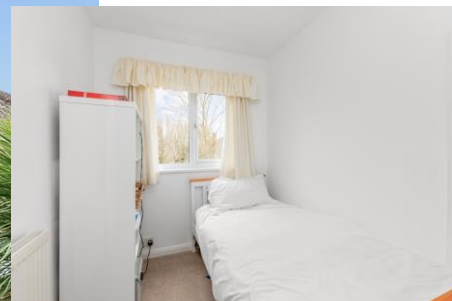


It's all in the details...



19 Ilex Way

Goring-by-Sea, Worthing, West Sussex, BN12 4UZ

£750,000

- Superior Detached Family Property
- Prized Goring Hall Estate Location
- Charming Double Fronted Facade
- In/Out Driveway and Integral Garaging
- Beautifully Landscaped South-Facing Gardens
- Two Spacious Reception Rooms with Bay Windows
- Fully Fitted Shaker Kitchen/Dining Room with French Doors to the Patio
- Additional Study
- Four Excellent Bedrooms
- Deluxe Family Bathroom and Ground Floor WC

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
01903 501105 | goring@staffordjohnson.co.uk

Step Inside

With a picture perfect double fronted facade and a sweeping in/out brick paved driveway framed by impeccably planted landscaping, this detached Goring Hall Estate residence sits tucked back from the central tree-lined walkway of the Ilex Way.

Exemplary in its presentation and design, a superbly versatile layout unfolds from a large central entrance hall onto a selection of light filled spaces in which to relax and spend time as a family. Each with leaded bay windows, two interconnecting reception rooms are impressively styled and sized. A spacious living room with a focal point period fireplace, dado rails and adjoining study opens onto one of two south-facing patios, while a formal dining room could easily become a family or TV room if needed. Allowing the beautifully landscaped gardens to become an easy flowing extension of the property, French doors in the double aspect kitchen/dining room enhance the quality of life on offer. Fully fitted with Shaker cabinetry, the wrap-around kitchen accommodates an array of freestanding appliances and the inviting dining area has ample space for a central table and lovely garden views. A side door provides convenient access and a WC completes the ground floor.

Upstairs four considerable bedrooms produce a wealth of flexible family accommodation. Two wonderfully large double bedrooms are furnished with fitted wardrobes while two generous single rooms sit peacefully to the rear looking out over the garden. Together they share a stylish family bathroom.

Step Outside

Aesthetically pleasing, the double fronted facade of this Ilex Way property proffers plenty of character with its timber framed leaded windows, chimney stacks and canopied doorway. Sitting back from the road behind the established planting of impeccable flowerbeds that curve around a brick paved in/out driveway it has the added benefit of integral garaging.

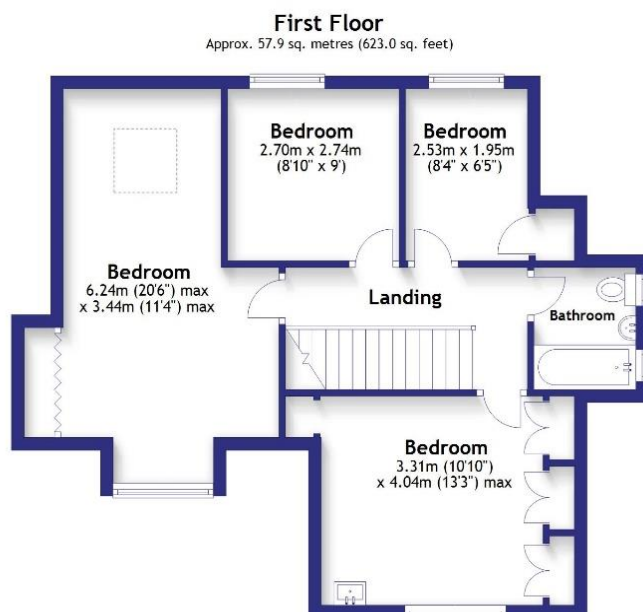
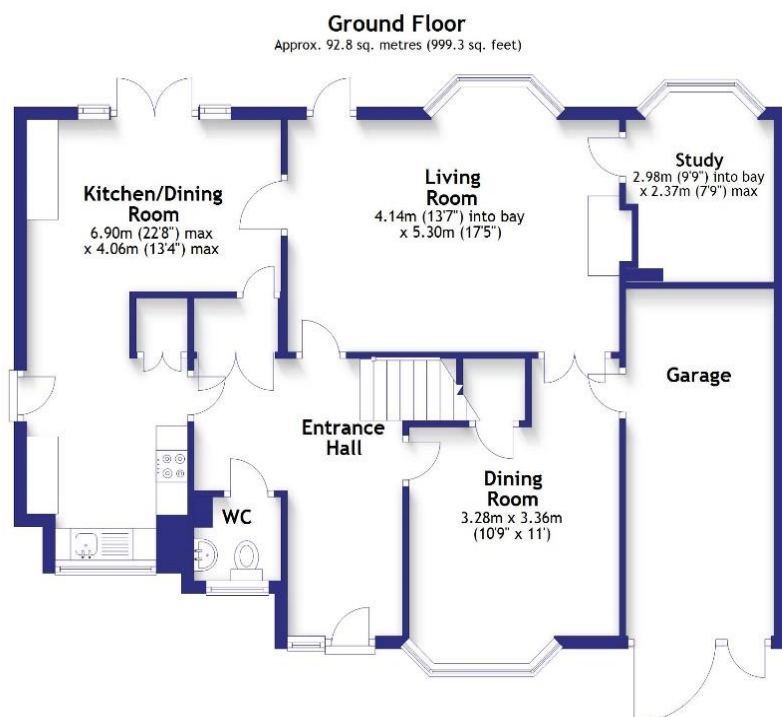
To the rear of the house the kitchen/dining room and living room open onto idyllic south-facing landscaped gardens that have a tremendous measure of privacy and seclusion. Paved patios merge with coastal shingle to produce plenty of opportunity for al fresco entertaining, pristinely clipped Buxus, tall bamboo and an established Photinia lend colour and interest throughout the year, and a feature tree is wrapped in fairy lights. A painted summerhouse adds a tranquil spot for a morning coffee and a matching shed gives handy external storage.

In your local area

Conveniently situated within a leisurely stroll to the beach and the local shops and cafes of Goring Road, this detached period property offers the best of both worlds. The A259 takes you into the centre of Worthing in just over 2.5 miles or up to Highdown Gardens and the first class facilities of a David Lloyd health club. Nearby Ferring has a village feel with a further choice of local amenities, and Worthing itself has plenty of choice with high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer.

Local schools include West Park and Goring C of E primary schools, Orchards Junior School and Northbrook College. Goring-by-Sea mainline station is just 0.7 miles on foot with regular commuter services.





Total area: approx. 150.7 sq. metres (1622.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Freehold

Council Tax: Adur & Worthing Band F

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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