

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



## 68 The Boulevard

Goring by Sea, Worthing, West Sussex, BN13 1LA

£650,000

- Extended 4 Bedroom Detached Family House with Much Potential
- Garage and Plenty of Off-Road Parking
- Lovely Large Rear Garden with a Garden Room
- Spacious Ground Floor Layout
- Three Reception Rooms
- Additional Study
- Separate Utility Room and Ground Floor WC
- Main Bedroom with En Suite Shower Room
- Three Additional Bedrooms and Family Bathroom
- Located Near to a Choice of Highly Regarded Schools

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Spacious extended detached family home. Opening onto lovely gardens with a beautiful Magnolia tree and garden room, it sits back from The Boulevard behind a superbly large landscaped driveway. Three reception rooms and a study provide a wealth of versatile space and further key highlights include a main bedroom with ensuite and attached garaging.

### **Step Inside**

Sitting back from the central greenery of The Boulevard behind a considerable landscaped frontage that gives a great sense of privacy from passers-by, this detached family home offers a host of possibilities. Well-presented and hugely versatile, its easy flowing layout has ample scope to be refreshed and updated to perfectly reflect your own tastes and needs.

Step inside from the canopied doorway and you'll find a large central entrance hall unfolding onto a succession of light filled rooms. A double aspect main reception room with a feature fireplace is lit by wide west-facing windows and is a great option for a dining room. Along the hallway a second reception room connects via glazed timber framed bi-fold doors to a wonderfully proportioned living room where an expanse of sliding doors allow the patio and gardens to become an integral part of your daily life. A second fireplace lends a homely focal point and the dividing doors give you the flexibility of having two delineated rooms or one fluid open plan space. A separate study is ideal for anyone working or running a business from home.

Fully fitted with modern cabinets, the impressive galley kitchen is designed to provide plenty of storage and workspace. Integrated appliances include eye-level tower ovens and an electric hob and while the two tone tiling perfectly complements the heritage rose colour scheme, a demi-glazed door takes you out into a sunny lean-to. A separate utility room and WC complete the ground floor.

The excellent proportions continue upstairs in each of the four bedrooms. A double aspect main bedroom has a wealth of tastefully chosen fitted wardrobes and it's easy to see that its en suite shower room could be transformed to give a deluxe finishing touch. The second double bedroom and two single rooms are all generously sized and together they share a traditional bathroom that supplies you with further chance to style update this house into your own dream home.

### **Step Outside**

With a beautifully flowering mature Magnolia tree the idyllic rear garden of this Boulevard home provides an enviable escape from the world outside. The extended layout of the ground floor cleverly gives the majority of a broad patio a prized level of seclusion and gardeners will love the addition of a lean-to greenhouse and a timber shed with a pot store. The paving of the patio wraps-around a large established lawn to a large timber garden room with French doors while a duo of statuesque trees add a picture perfect backdrop.

At the front of this Worthing home a considerable walled landscaped frontage combines with an attached garage to supply an impressive amount of private off-road parking.

### **In your local area**

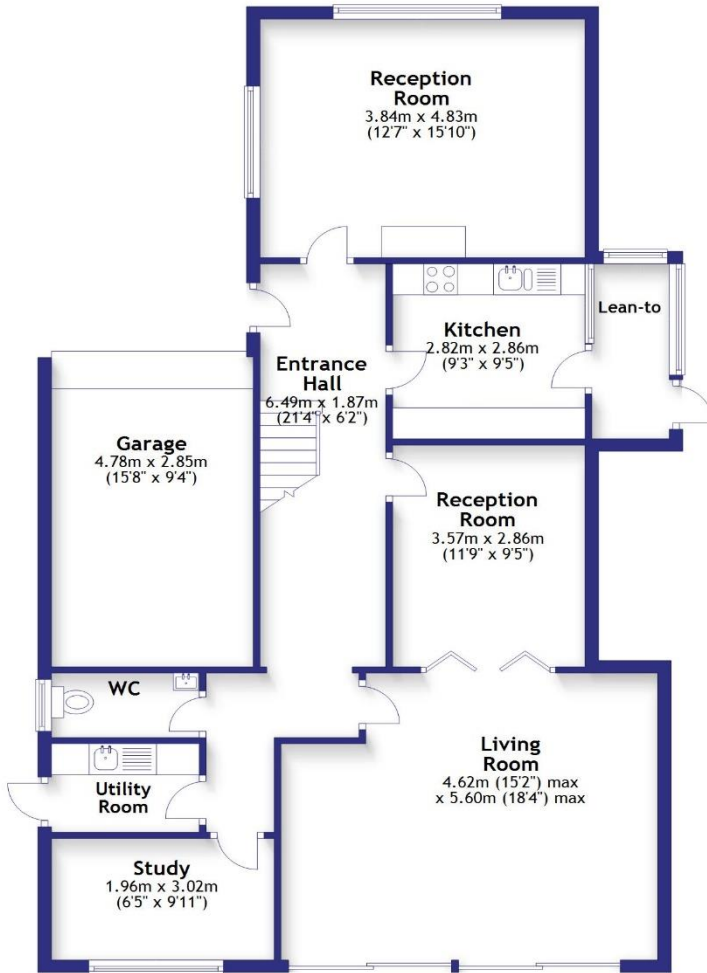
Perfectly located in the current catchment area for highly regarded local schools such as Field Place Infant School, Orchards Junior School, Davison High School for Girls, and both Worthing and Durrington High Schools, this detached house offers easy access into the centre of Worthing.

Follow The Boulevard and Sea Place and you'll down on the beach in under a 1.5miles. Palatine Road has a convenient selection of local amenities and Goring Road has further choice along with a popular Farmers Market. The Littlehampton Road and the A259 supply convenient commuter links and Durrington-on-Sea mainline station is just over a half a mile from your door.



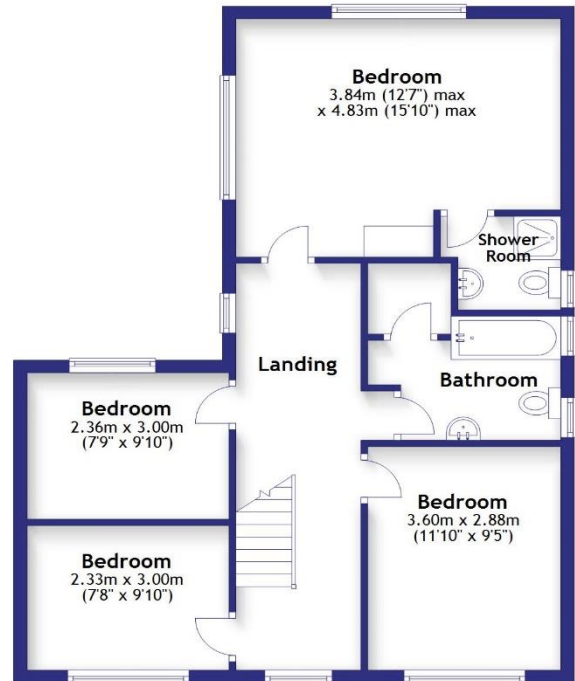
### Ground Floor

Approx. 110.4 sq. metres (1188.1 sq. feet)



### First Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



Total area: approx. 175.9 sq. metres (1893.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	78
(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 E

#### 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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