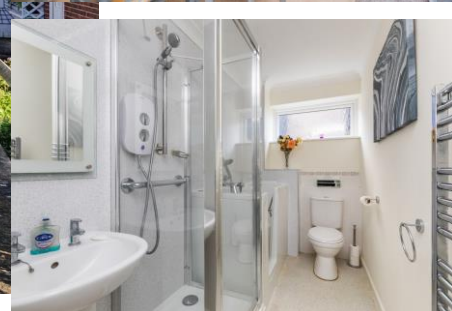


It's all in the details...



10 Sea Lane

Goring-By-Sea, Worthing, West Sussex, BN12 4PY

Price £435,000

- Prized coastal location
- Garage and shared driveway parking
- Impeccably presented
- Spacious layout with private street level entrance
- Private large landscaped gardens to both the front and rear
- Double aspect living room leading to modern conservatory
- Excellent large fully fitted contemporary kitchen
- Two double bedrooms with fitted wardrobes
- Versatile 3rd bedroom/study/dining room
- Modern family bathroom and additional WC

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Step Inside

Perfectly positioned, just around the corner from the beach, the location of this ground floor flat means you could be dipping your toes in the sea or enjoying lunch at a beachfront cafe within a matter of minutes.

Benefiting from the privacy of its own street level entrance it sits tucked back from the median trees of Sea Lane behind attractive landscaped gardens and has an impressively spacious layout that offers a host of possibilities. Tastefully presented to a notably high specification, it is equally suited for a growing family, anyone looking to downsize and those longing for a dedicated study/office in which to work from home.

Step inside and you'll find an exceptional large L-shaped hallway that immediately hints at the sense of space on offer and provides handy hidden storage within an array of recessed cupboards. With leafy views and a cherished amount of space in which to relax and unwind, an impeccable double aspect living room is filled with natural light. An elegant fireplace lends a homely focal point while glazed double doors extend its more than generous dimensions further still into an inviting double glazed conservatory that gives a seamless connection to the landscaped front patio.

Across the hallway an exemplary dining room opens onto the Astroturf lawn of your private rear garden and produces plenty of versatility to become a third bedroom or study/home office if preferred. Superbly stylish, a wonderfully sized double aspect kitchen is fully fitted with a wealth of contemporary cabinets and integrated appliances. The marble veined design of its tiled floor matches those of the extensive countertops, while a monochrome floral patterned splashback adds character.

Two double bedrooms are styled with accent walls and fitted wardrobes, and together they share a first class bathroom with a glass framed shower cubicle and the ease and convenience of a modern walk-in bathtub. A separate cloakroom/WC is ideal for guests and completes the layout.

Step Outside

Behind a row of evergreen hedging, the private landscaped front garden of this Sea Lane property instantly captures your attention, producing a hugely welcoming first impression. Outstandingly sized to give a great feeling of distance from passers-by, whilst it's Astroturf lawn is peppered with rose bushes, established palms sit within a broad bed of coastal pebbles and a paved patio adds an ideal spot for a morning coffee. To the side a shared driveway leads down to a private en block garage giving you ample off-road parking.

To the rear of the property, the glazed door of the dining room/bedroom makes it easy to step out onto a secluded second garden for al fresco meals with family or friends. Framed by trellis-topped fencing and fully stocked flowerbeds, its paving wraps-around a central Astroturf lawn to a sunny corner seating area.

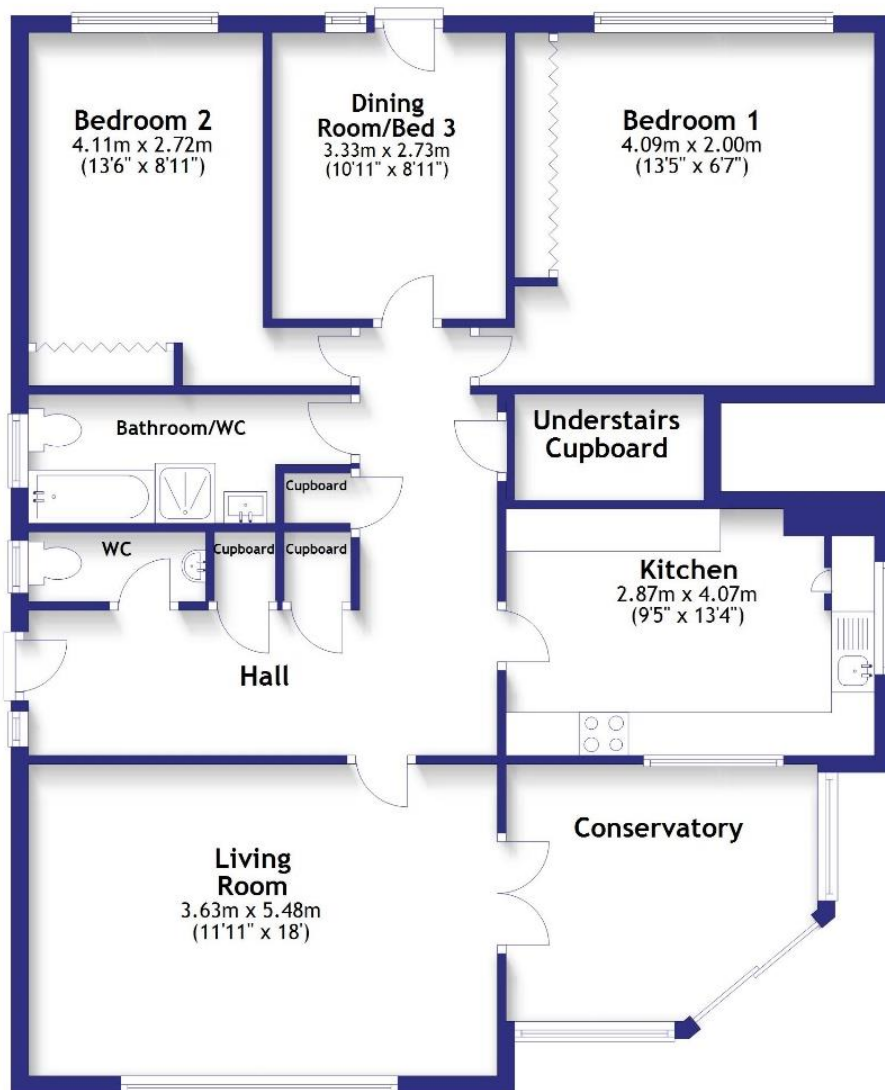
In your local area

Sitting across from the beach and Greensward this ground floor property is ideally located to enjoy a coastal lifestyle. Freshly caught fish is available to buy from the seafront and the apartment offers easy access to the Sea Lanes cafe and Worthing Sailing Club. A wide range of shops and amenities are close at hand on Goring Road and nearby Ferring has a village feel. The A259 and coast road both offer routes to the centre of Worthing and Marine Crescent is currently in the catchment area for highly regarded schools such as Goring by Sea C of E Primary School, The Laurels, Davison High School for Girls, and Worthing, Durrington and St Andrew's High Schools. The A27 and A259 are easily accessible and Goring-by-Sea and Durrington-on-Sea mainline train stations are 1.2 miles and 1.4 miles respectfully with regular commuter services.



Ground Floor

Approx. 110.0 sq. metres (1184.0 sq. feet)



Total area: approx. 110.0 sq. metres (1184.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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 E

Current Service Charge: Split between two flats. Building insurance paid separately by each flat owner.

Flood Risk: Rivers & Sea – Very Low

Surface Water – Very Low

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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