

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



## 47 Goring Road

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

Guide Price £485,000

- Chain free
- Fantastic property project
- Huge amount of potential to be extended and reconfigured (STNC)
- In need of full modernisation
- Link detached character property
- Lovely large south facing garden
- 2 generous reception rooms
- 3 versatile bedrooms
- Impressively sized double aspect kitchen
- Covered terrace, attached garage and gated driveway

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## **Step Inside**

Sitting back from a wide tree-lined road, this chain period house generates a fantastic opportunity for you to design and create a home that perfectly reflects your own tastes and needs. Link detached and a great property project, whilst in need of full renovation it retains an immense sense of its original features.

Behind the mature shrubs of an impressively large front garden, a classic stepping stone path leads the way to a charming double fronted bay facade with leaded windows and a canopied doorway. Once inside you'll find the generous dimensions synonymous with the era and a fluid layout that offers a wealth of possibilities.

With a traditional turning staircase and a lovely amount of natural light, a central entrance hall leads the way into a duo of reception rooms that spark the imagination. The well-sized living room has wide bay windows, while to the rear the dining room is double aspect and has the focal point of a stone fireplace. Whilst garden views lend an idyllic backdrop and a glazed door takes you out into the shelter of a south facing veranda, the room's admirable proportions could be easily knocked through into the adjacent kitchen to become one superb open plan space. Double aspect and with scope to be extended (STNC) it's easy to see that these two rooms could become a wonderful place for everyday family life.

Upstairs a central landing currently unfolds onto three bedrooms with excellently high ceilings. A double aspect main bedroom with fitted storage sits to the rear looking out over the greenery of the garden, and whilst the second bedroom has the charm of double aspect windows of its own, a single bedroom could be transformed into a dressing room or en suite if preferred. The high ceilings and flow of natural light continue in a family bathroom that has a separate WC and the potential to add a deluxe finishing touch to this quintessential period property.

## **Step Outside**

The property is approached via a wonderfully sized lawned frontage that gives a prized level of distance from passers-by with borders of mature evergreen shrubs. To its side a private gated driveway combines with an attached garage to provide the convenience of off-road parking for several vehicles.

To the rear a veranda adds a lovely extension to the dining room and with a little TLC could be a treasured place to sit and enjoy al fresco drinks. Framed by an abundance of beautifully mature shrubs and hedging that add dashes of feature colour, a considerable lawn stretches down to magnificently tall trees and has space to incorporate a summerhouse patio or vegetable garden.

## **In your local area**

Conveniently situated near to a good selection of local shops, this Goring Road house offers easy access to the centre of Worthing and the A259. Just around the corner George V Avenue takes you directly down to the beach and Durrington-on-Sea mainline station is approximately only half a mile from your door. Worthing Leisure Centre is merely 0.4 miles and local schools include St John's Preschool, Elm Grove Primary, West Park Primary and West Park After School Club. Nearby Mill Road has a village feel with a wide range of local amenities, high street banks and cafes, while Worthing town centre has plenty of choice with high street and independent shops, and supermarkets such as Waitrose and Marks & Spencer.

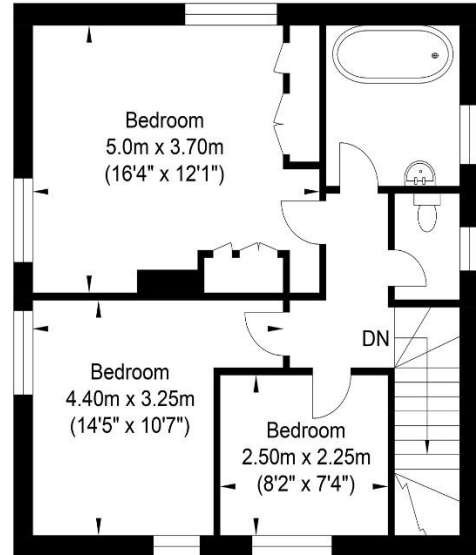
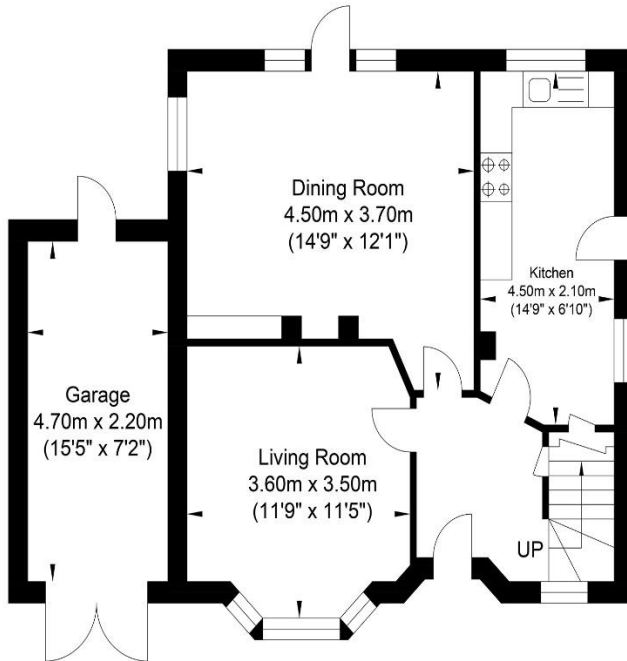
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# Goring Road, Goring



Ground Floor  
Approximate Floor Area  
639.16 sq ft  
(59.38 sq m)

First Floor  
Approximate Floor Area  
508.48 sq ft  
(47.24 sq m)

Approximate Gross Internal Area = 106.62 sq m / 1147.64 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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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