

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



## 9 Sea Lane Goring-By-Sea, Worthing, West Sussex, BN12 4QB

### Offers Over £1,100,000

- Prized coastal location
- Impeccably presented contemporary interior
- Integral garaging and private driveway parking
- Beautifully landscaped gardens to both the front and rear
- 2 superb interconnecting reception rooms including one with a wood burner
- Magnificent kitchen/dining room with roof lantern and bi-folds doors to the patio
- Versatile gym room with further bi-fold doors to the garden
- Excellent main bedroom with fitted dressing room and deluxe en suite
- 3 additional bedrooms including a large double room with en suite shower room
- Impressive luxury family bathroom

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

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## **Step Inside**

In one of Goring-by-Sea's most coveted locations, this exceptional detached property sits back from the central trees and greenery of Sea Lane merely a stroll from the beach and Greensward.

Impeccably arranged and styled, a prodigious layout of circa 2545sq ft pairs considered contemporary design with feature patterned walls to proffer a hugely tasteful yet luxurious residence. A superbly sized entrance hall unfolds onto interconnecting reception rooms delineated by timber framed folding doors that give you the option of having one extensive open plan space when needed. With wide bay windows a double aspect living room has the focal point of a wood burner within its elegant fireplace, whilst the large adjoining family/sitting room flows into a magnificent kitchen/dining room where bi-fold doors open to the patio and allow garden views to be carried through.

Beautifully appointed for both everyday life and entertaining, the large kitchen area of this outstanding space is illuminated by a roof lantern and fully fitted with the clean lines of handleless cabinets housing a first class array of integrated appliances. Vibrant splashbacks add a dash of colour and a central island has bar stool seating. Cleverly arranged, the L-shaped layout keeps laundry appliances hidden from view and connects with an equally notable gym with a roof lantern and bi-fold doors to a decked hot tub area. Flexible to your needs, it could easily become a home office or playroom if preferred and provides secure access to the integral garaging.

Upstairs the deluxe detailing continues in four exemplary bedrooms. An enviable main bedroom creates its own wing of the house extending into a fitted walk-through dressing room and a stylishly deluxe en suite. Teenagers will appreciate the privacy of a second double bedroom with a cleverly incorporated en suite shower room, while a tremendous family bathroom adds a stunning finishing touch with a contemporary bathtub, glass-framed waterfall shower and twin basins. A ground floor cloakroom completes the layout.

## **Step Outside**

Tastefully landscaped, the considerable walled frontage instantly hints at the lifestyle and attention to detail that this of this property offers. A substantial driveway combines with the integral garaging to supply plenty of private off-road parking, immaculately maintained flowerbeds frame and established lawn and a charming arched porch adds to the character of the bay fronted red brick facade.

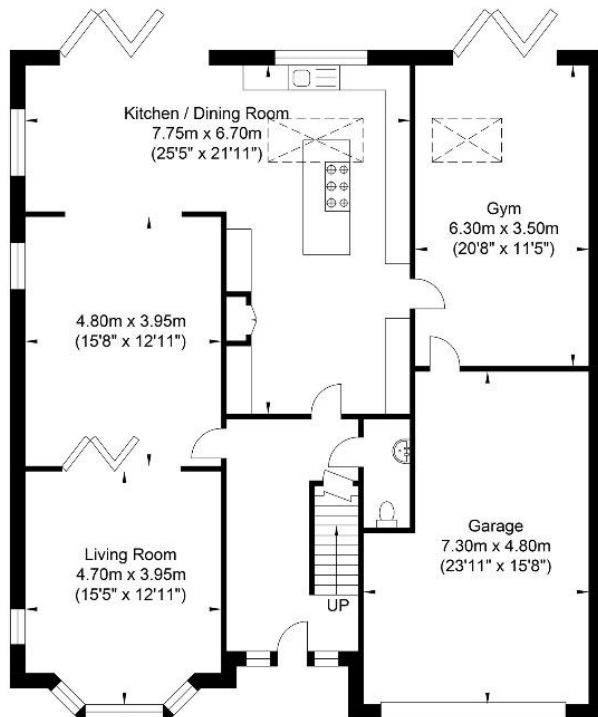
To the rear the bi-fold doors of the kitchen/dining room and gym supply a seamless interplay with a duo of decked and paved patios that produce a highly enticing place for al fresco dining and a hot tub. A large raised pond adds to the tranquillity, accomplished landscaping and mature shrubs define the space and a long lawn reaches down to a timber summer house and gazebo that sit neatly in either corner.

## **In your local area**

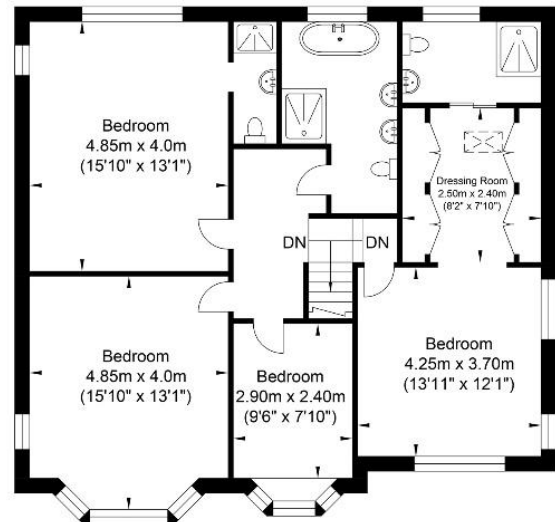
Just moments from the beach and Greensward the location of this detached property means that you could be dipping your toes in the sea or enjoying lunch at a beachfront cafe within a matter of moments. Freshly caught fish is available to buy at the seafront and the apartment offers easy access to the Worthing Sailing Club. A wide range of shops and amenities are close at hand on Goring Road. Highly regarded local schools include 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 1.2miles and 1.4 miles respectfully with regular commuter services.



# Sea Lane, Goring-by-Sea



Ground Floor  
Approximate Floor Area  
1528.58 sq ft  
(142.01 sq m)



First Floor  
Approximate Floor Area  
1016.75 sq ft  
(94.46 sq m)



Approximate Gross Internal Area = 236.47 sq m / 2545.34 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>		
(69-80) <b>C</b>	73	80
(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		
England & Wales	EU Directive 2002/91/EC	

## Additional Information

**Tenure:** Freehold

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

**Flood Risk:** Surface Water – Very Low

Rivers & Sea - 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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