

26 MARINE DRIVE, GORING-BY-SEA, BN12 4QN  
£850,000



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## 26 Marine Drive, Worthing, BN12 4QN

An opportunity to purchase a delightful detached house on Goring By Sea seafront featuring lovely sea views. The house is a blank canvas and would benefit from modernisation and updating allowing a buyer to put their own stamp on the place. The accommodation briefly comprises 2 reception rooms, conservatory, kitchen and downstairs cloakroom, 3 first floor bedrooms, bathroom and south aspect balcony. Outside is a long driveway to an attached large attached garage. Mature gardens. Chain free.



## PORCH

### ENTRANCE HALL

Double glazed front door. Wood block flooring. Radiator. Stairs to first floor. Under stairs cupboard.



### CLOAKROOM

WC. Wash basin. Double glazed window. Tiled floor. Heated towel rail.

### LOUNGE

*19'5" x 15'0" (5.938 x 4.573)*

Dual aspect. Stone fireplace. 2 Radiators. Doors to the conservatory. Double glazed window.



### CONSERVATORY

*17'9" x 9'6" (5.427 x 2.915)*

Tiled floor. Double glazed windows and doors to the front garden.



### DINING ROOM

*11'10" x 14'2" (3.624 x 4.329)*

Brick fireplace. Radiator. Dual aspect. Double glazed window. Wood block flooring.



### KITCHEN

*15'11" x 9'11" (4.875 x 3.032)*

A range of units and sink unit. Radiator. Double glazed window. Larder cupboard. Glazed door to the side porch.



### SIDE PORCH

Double glazed door next to the garage leads to the side porch and kitchen.

### FIRST FLOOR LANDING

A spacious landing features a large arch window flooding light into the stairwell. Double glazed window. Airing cupboard housing the Worcester gas boiler and hot tank.



### BEDROOM 1

*15'0" x 13'5" (4.573 x 4.105)*

A good sized master bedroom with a connecting dressing area. Radiator. Built in wardrobes. Dual aspect with double glazed windows and doors to the Balcony with views of the greensward and sea.



### DRESSING AREA

*6'2" x 5'10" (1.882 x 1.794)*

Wash basin. Fitted wardrobe. Loft hatch.



### BALCONY

First balcony with views to the sea with access from bedroom 1.



### BALCONY VIEWS

Views toward the sea.



### BEDROOM 2

*14'1" x 3'5" (4.318 x 1.045)*

Dual aspect with double glazed windows and views of the sea. Radiator. Wash basin.



### BEDROOM 3

10'5" x 8'4" (3.193 x 2.565)

Radiator. Fitted wardrobe. Sea views.



### FRONT GARDENS

The south aspect with a large front garden..



### BATHROOM

7'7" x 6'7" (2.332 x 2.024)

Part tiled. Paneled bath and wash basin. Double glazed window. Heated towel rail.



### GARAGE

28'6" x 16'3" (8.705 x 4.954)

The large attached garage. Double glazed window and rear door to the back garden.



### WC

WC. Double glazed window.



### DRIVEWAY

Private drive with ample off road parking and turning space.

### COUNCIL TAX BAND F

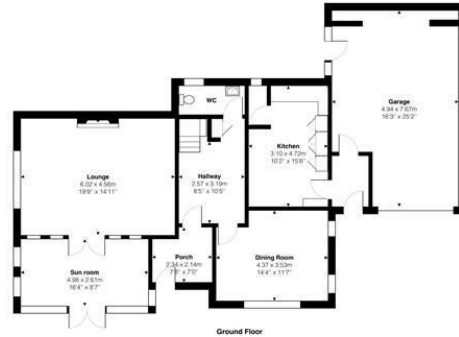
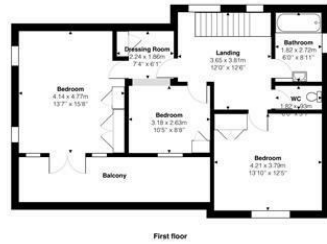
### REAR GARDENS





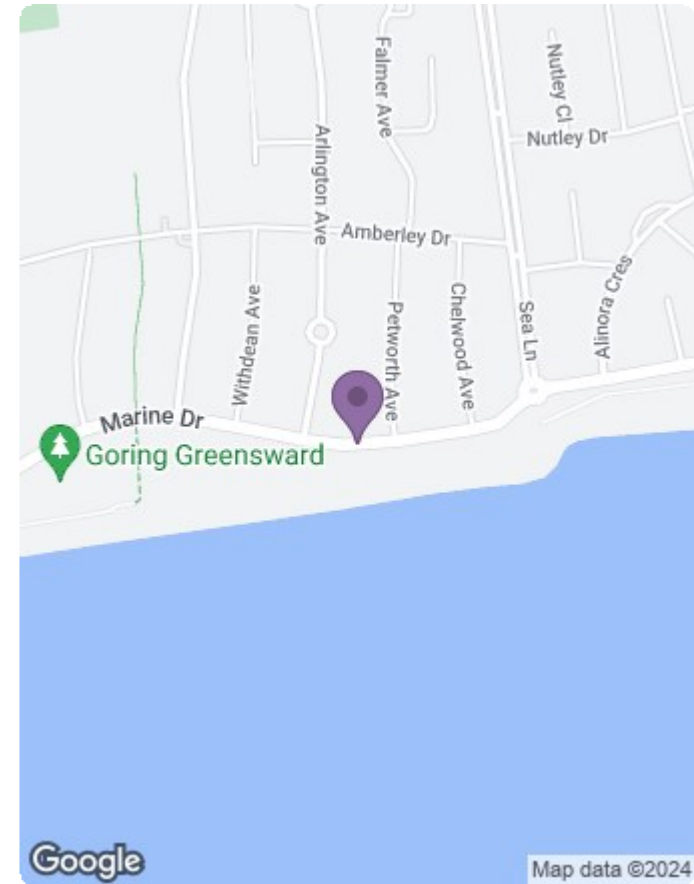


26 Marine Drive Goring By Sea



Total Area: 215.0 m<sup>2</sup> - 2315 Sq Ft

All measurements are approximate and for display purposes only.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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