



The Court House, Goring-By-Sea

Asking Price
£975,000
Freehold

- Grade II Detached House
- Six Bedrooms
- Two Reception Rooms
- Five Bathrooms
- Beach in half a mile
- Freehold
- Council Tax Band - G
- Viewing Essential

A Grade II Listed Spacious Detached House that is in a conservation area on the Goring Hall borders. The front is reported to be Georgian and the rear part dating back to the 1600's, so it is filled with lots of wonderful character features. The sea is at the bottom of the road and there are comprehensive shops, schools, bus routes and mainline station serving London & Brighton are all close by. The property is approx 275 sq m (2967 sq Feet) and has accommodation which in brief comprises of on the ground floor, entrance porch, reception hall, living room, dining room, office/bedroom (with en-suite shower/w.c), spacious kitchen, cloakroom/w.c and stair access to the basement. On the first floor are Five Bedrooms, with Master having an en suite bath/shower & w.c and the second largest an En-Suite shower/w.c., There is a family bathroom/w.c and a shower room/w.c. Outside the landscaped gardens are all around the property and there is also parking. Internal viewing of this wonderful property is essential to be appreciated

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Accommodation

Entrance Porch

Double opening doors to entrance porch. Obscured glazed main door to

Reception Hall 12'2" x 9'6" (3.72 x 2.92)

Radiator. Picture rail feature central staircase to first floor.

Living Room 16'0" x 15'11" (4.88 x 4.86)

Feature Fireplace with fitted wood burner, Two radiators. Sash window with fitted wooden shutters. Two further windows giving a double aspect.

Dining Room 16'2" x 16'10" (4.95 x 4.83)

Sash window with fitted wooden shutters. Side window providing a double aspect. Feature fireplace Two radiators. Door to:

Inner Hall

Walk in storage and cloaks cupboard. Radiator. Tiled floor. Utility cupboard with plumbing and space for washing machine. Wooden Hatches with steps down to the basement with light and storage.

Cloakroom/WC

Low level w.c. Wash hand basin. Window. Radiator. Tiled flooring.

Study/Bedroom Six 14'10" x 12'1" narrowing to 10'11" (4.54 x 3.70 narrowing to 3.36)

Two sash windows. Radiator. Coving. Door to:

Ensuite/WC

Low level flush W.C. Wash hand basin. Step in shower cubicle. Tiled walls.

Kitchen 22'7" x 12'2" (6.9 x 3.71)

Measurements are to include the fitted units and comprise double bowl, single drainer sink unit with range of units and drawers over and under the work top surfaces. Tiled flooring. Two radiators. Further sink unit. Space for range cooker. Fridge/Freezer. Three sash windows. Stable door to rear. Cupboard concealing gas central heating boiler.

Semi- Galleried Split Level Landing

Two radiators. Sash window with fitted wooden shutters. Storage Cupboard with Large hot water Tank

Master Bedroom 16'0" x 11'10" (4.88 x 3.61)

Sash window with fitted wooden shutters. Radiator. Access to loft space via a pull down loft ladder, door to

Ensuite Bath/Shower/w.c

Shaped bath. Wash hand basin. Low level W.C. Walk in double shower. Patterned tiling. Heated towel rail.

Bedroom Two 16'4" x 16'1" (4.98 x 4.91)

Sash window with fitted wooden shutters. Radiator.

Ensuite Shower/w.c

Shower cubicle. Low level W.C. Wash hand basin.

Bedroom Three 12'4" x 11'4" (3.78 x 3.47)

Measurements not to include built in wardrobes and storage cupboard. Radiator. Two sash windows.

Bedroom Four 10'9" x 9'6" (3.30 x 2.9)

Sash window. Radiator.

Bedroom Five 14'11" x 6'4" (4.571 x 1.94)

The measurement increase and decrease at either end of the room. Radiator. Sash window.

Bathroom/w.c

Bath. Low level W.C. Wash hand basin. Tiled walls. Two windows

Shower Room/w.c

Low level W.C. Shower cubicle. Wash hand basin. Radiator. Window.

Gardens

The landscaped and well stocked gardens surround the property and have various areas including patio, seating, brick sheds, shingle and flower and shrub borders

Parking

To the rear of the Court House laid to shingle.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Floorplan



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