

t: 01903 958770

e: info@jamesandjamessea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

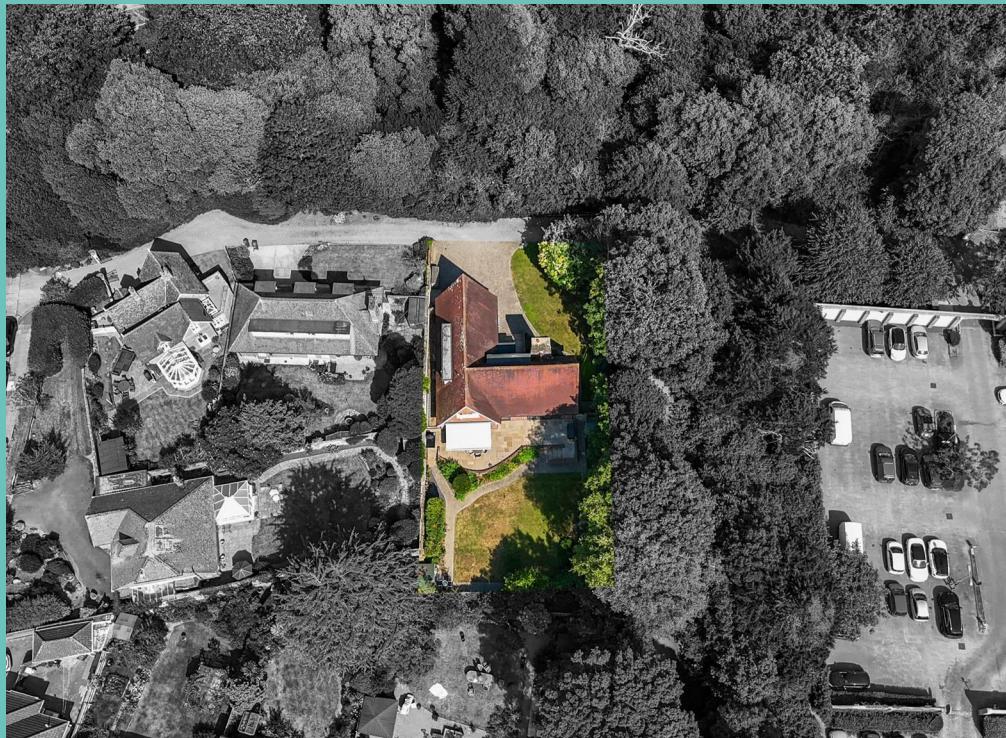
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



White Gables Fernhurst Drive, Goring-By-Sea, Worthing, BN12 5AS
Offers over £1,000,000



4 3 2 C



White Gables Fernhurst Drive

Goring-By-Sea, Worthing, BN12 5AS

- Completely refurbished
- Backing onto The Ilex
- Triple aspect lounge with log burner
- Double garage
- Ground floor underfloor heating
- Luxury accommodation
- Feature high end Colliers kitchen/breakfast/dining room
- West facing rear garden
- Superb master suite
- Call now to view

Guide price £1m -£1.15m

We are delighted to bring to the market one of Goring-by-Sea's most prestigious homes situated within a private road adjacent to The Ilex.

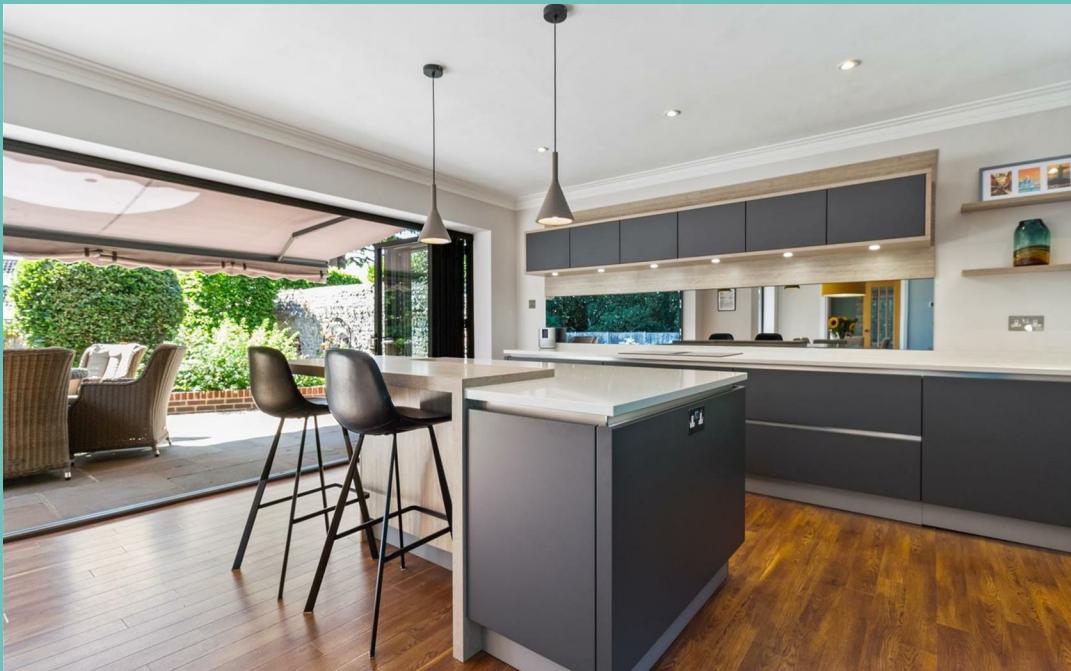
The property has been completely modernised by the current owners to an exacting standard throughout, and internal viewing is considered essential to appreciate the overall size, condition & finish of this quality home.

In brief, the accommodation comprises steps to small terrace, solid wood front door with glazed inserts into spacious entrance hall, with ground floor cloakroom. There are double doors opening onto the triple aspect lounge with log burning stove and sliding doors onto the rear garden. The high end, fully fitted & completely integrated Collier's kitchen is a stand out feature of this home boasting stone worktops with complementing base & eye level units, and bi-fold doors opening onto the landscaped West facing rear garden. There is a utility room & integral door to the double garage.

To the first floor is a spacious bright landing with double airing cupboard. The master suite has full length fitted wardrobes, a Juliette balcony, and a luxury fitted shower en-suite with twin sink units. Bedroom two also boasts an en-suite. There are two further bedrooms, and a modern fitted bath & shower room.

The West facing rear garden is predominantly laid to lawn with raised Indian sandstone terrace and electric pull out blind, with steps down to the main garden area which has a profusion of tree & shrub lined borders. It also has a garden cabin with power & light. Other benefits include gas central heating & double glazing.

Situated off Fernhurst Drive and approached via a large shingled access road, the property is ideally located betwixt the beach & the shops at Aldsworth Avenue. Goring-by-Sea mainline railway station is also close at hand, whilst Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, bars, and restaurants, is approx. 3 miles distance



Steps rising to veranda

Solid front door to entrance hall

14'5 x 14'10 (4.39m x 4.52m)

Ground floor contemporary w/c

Feature triple aspect lounge 20'8 x 18'1 (6.30m x 5.51m)

Luxury Colliers kitchen/diner 21'3 x 24'5 (6.48m x 7.44m)

Utility room 10'2 x 7'0 (3.10m x 2.13m)

Stairs with glass balustrade first floor landing

Bedroom one with Juliette balcony 15'1 x 11'3 (4.60m x 3.43m)

Luxury en-suite shower room 7'5 x 8'8 (2.26m x 2.64m)

Bedroom two 20'2 x 13'7 (6.15m x 4.14m)

En-suite shower room 6'11 x 5'0 (2.11m x 1.52m)

Bedroom three with fitted wardrobes 10'11 x 9'7 (3.33m x 2.92m)

Bedroom four 7'10 x 6'11 (2.39m x 2.11m)

Luxury fitted bath & shower room 7'5 x 7'0 (2.26m x 2.13m)

Front garden

Ample off road parking

Double garage 22'1 x 18'1 (6.73m x 5.51m)

Landscaped West facing rear garden



Floor Plans

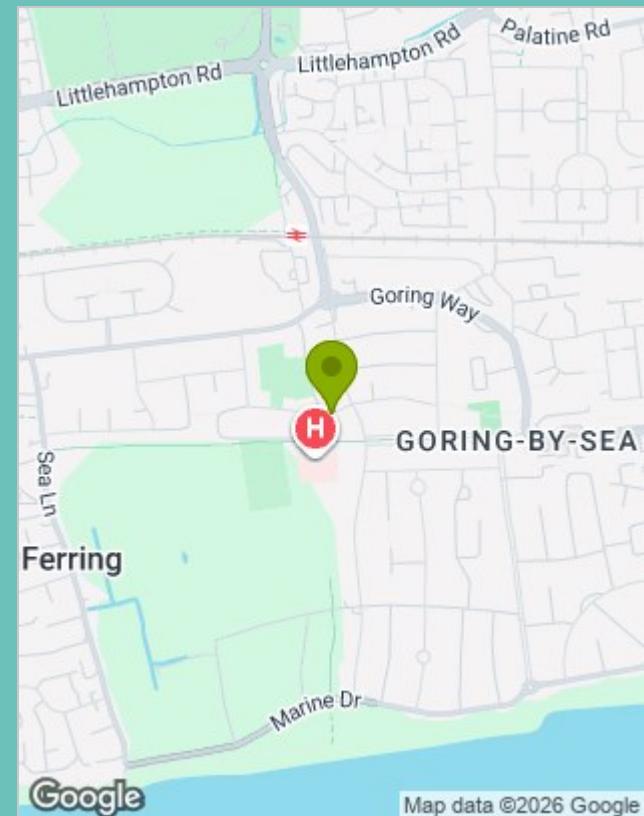


Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

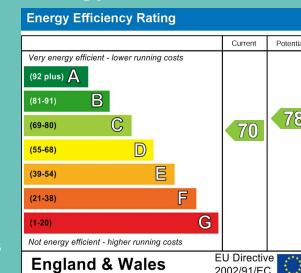
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Location Map



Energy Performance Graph



www.jamesandjamessea.co.uk

Company No. 12642413