



**JAMES&JAMES**  
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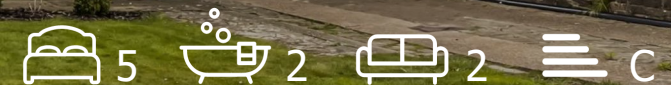
119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



The Pearl, 89 Sea Lane, Goring-By-Sea, Worthing, BN12 4PR

Guide price £1,200,000





# The Pearl, 89 Sea Lane

Goring-By-Sea, Worthing, BN12 4PR

- Detached Art Deco Home
- Stunning Kitchen Dining Family Room
- Stunning En Suite
- Landscaped West Garden
- Favoured Goring Hall
- Luxury accommodation throughout
- NO ONWARD CHAIN
- All Double Bedrooms
- Off Road Parking & Garage
- Sole Agents

A simply beautiful art deco, double fronted, state of the art detached home, situated in one of Worthing's premier roads forming part of the Goring Hall estate.

In brief the accommodation comprises enclosed entrance hall with French doors opening onto a welcoming hallway with decorative panelling. Doors open onto the double aspect lounge with focal gas living flame fire & herringbone flooring throughout. There is a ground floor w/c with twin wash hand basin, a luxury open plan kitchen/breakfast/dining/family area with 2 sets of bi-fold doors, 2 roof lanterns, central island, a range of integrated Melee appliances incorporating a drinks chiller & double oven, and twin undermount butler sink, opening onto a utility room with pantry. There is a ground floor bedroom currently arranged as a study.

Stairs rise to the first floor landing with feature Art Deco curved banister. There is a spacious landing with access to large loft space. The principal bedroom boasts a range of fitted wardrobes with French doors opening onto a Juliet balcony and overlooking the West facing rear garden. There is a luxury fitted en-suite shower room with wash hand basin inset to vanity unit. The remaining bedrooms are all doubles and are presented in a contemporary format. There is a luxury fitted family bathroom with clawfoot bath, with wash hand basin, and w/c inset to vanity unit, complemented by an additional high-end separate cloakroom.

Externally the front garden is laid predominantly to lawn with a central footpath, with off-road parking adjacent. Whilst the landscaped rear garden is a particular feature of the property having a Westerly aspect with large porcelain tiles, raised borders and side access.

Other benefits include double glazing and being offered for sale with no onward chain. The Pearl is situated in Sea lane, Goring-by-Sea, being close to the beach. Local shops are at Mulberry Parade which cater for everyday needs. Goring-by-Sea train station is close at hand.



Entrance porch

Entrance hall

Living room 21'10 x 12'6 (6.65m x 3.81m)

Kitchen/dining/family area 27'1 x 26'5 (8.26m x 8.05m)

Study/ground floor bedroom 11'1 x 8'5 (3.38m x 2.57m)

Utility 6'5 x 4'4

Ground floor cloakroom

Stairs to first floor landing

Principle bedroom 13'11 x 13'3 (4.24m x 4.04m)

En-suite shower room

Bedroom two 18'2 x 12'6 (5.54m x 3.81m)

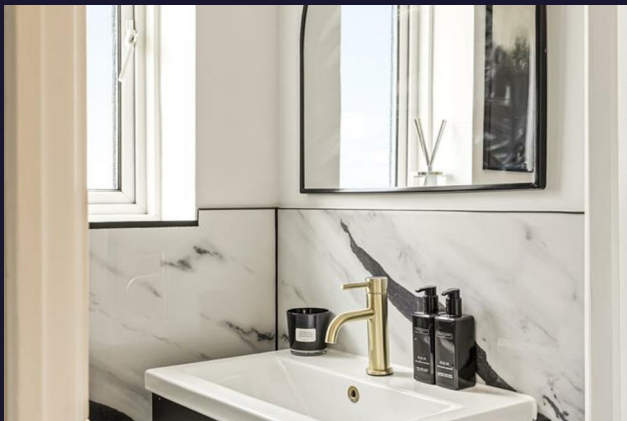
Bedroom three 17'9 x 9'1 (5.41m x 2.77m)

Bedroom four 12'6 x 8'4 (3.81m x 2.54m)

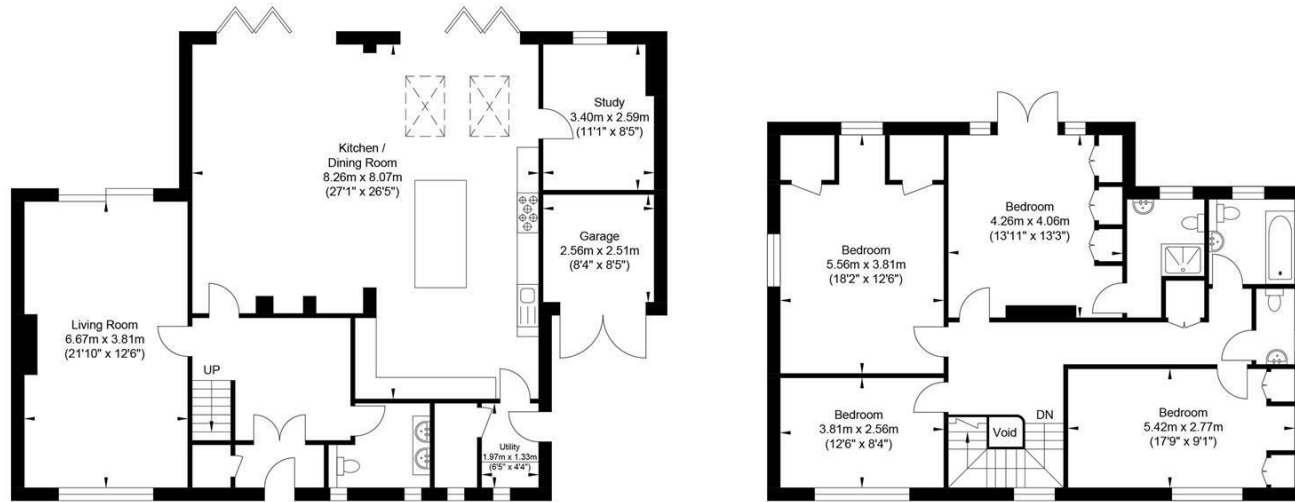
Family bathroom

Garage 8'4 x 8'5 (2.54m x 2.57m)





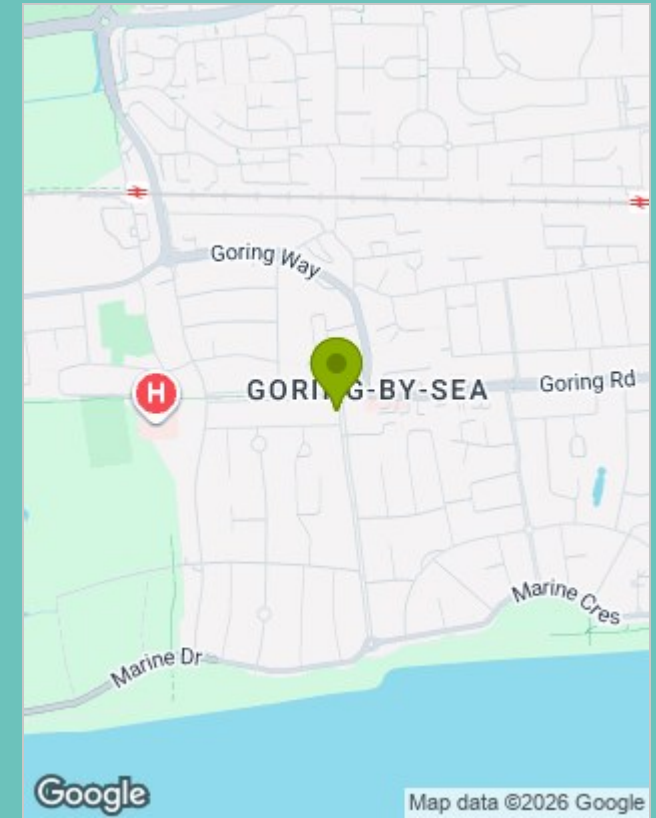
# Sea Lane



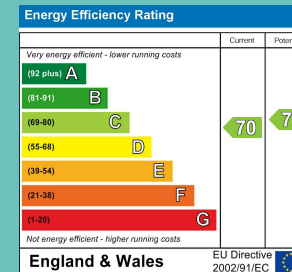
Ground Floor  
Approximate Floor Area  
1352.05 sq ft  
(125.61 sq m)

First Floor  
Approximate Floor Area  
995.23 sq ft  
(92.46 sq m)

Approximate Gross Internal Area (Including Garage) = 218.07 sq m / 2347.28 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Performance Graph



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

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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.

