



- **DETACHED FAMILY HOME**
- **TWO RECEPTION ROOMS / THREE BEDROOMS**
- **HIGHLY DESIRABLE GORING HALL**
- **CLOSE TO THE SEAFRONT**
- **IN NEED OF MODERNISATION**
- **NO ONGOING CHAIN**



**Chelwood Avenue**  
Worthing BN12 4QP

**Guide Price £700,000**

A truly fantastic opportunity to acquire this detached family home situated in the desirable location of Goring Hall, moments from Goring seafront and close to local amenities and schools. Accommodation comprises of a porch, entrance hall, 21ft triple aspect lounge, dining room, kitchen and ground floor cloakroom. To the first floor are three bedrooms a family bathroom and a separate cloakroom. Externally there is off road parking to the front and an integral garage. The rear garden is a good size and well established. The property offers great potential to extend/modernise and is sold with no onward chain. Internal viewing is strongly recommended to appreciate it fully.

**Entrance Porch** 5' 0" x 3' 5" (1.52m x 1.04m)

**Entrance Hall** 11' 6" x 6' 9" (3.50m x 2.06m)  
Multi pane glazed front door. Under stairs storage cupboard. Radiator.

**Lounge** 20' 10" x 10' 10" (6.35m x 3.30m)  
Triple aspect room with double glazed sliding door to the rear garden. Leaded light double glazed window to the front and two double glazed windows to the side. Two radiators.

**Dining Room** 10' 10" x 9' 6" (3.30m x 2.89m)  
Double glazed window to the rear. Radiator.

**Kitchen** 10' 10" x 9' 0" (3.30m x 2.74m)  
Double glazed door to the side, double glazed window to the rear. Roll edge worktops with inset one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards and glass front display cabinet. Fitted oven with four ring hob over and extractor unit above.

**Cloakroom**  
Double glazed window to the side. Low level WC. Wash hand basin.

**First Floor Gallery Landing** 17' 0" x 9' 7" (5.18m x 2.92m)  
Two leaded light double glazed windows to the front. Airing cupboard. Radiator. Loft access.

**Bedroom 1** 16' 5" x 11' 0" (5.00m x 3.35m)  
Double glazed window to the rear. Two built in wardrobes. Radiator.

**Bedroom 2** 13' 5" x 10' 10" (4.09m x 3.30m)  
Double glazed window to the rear. Two built in wardrobes. Radiator.

**Bedroom 3** 10' 10" x 9' 7" (3.30m x 2.92m)  
Leaded light double glazed window to the front.

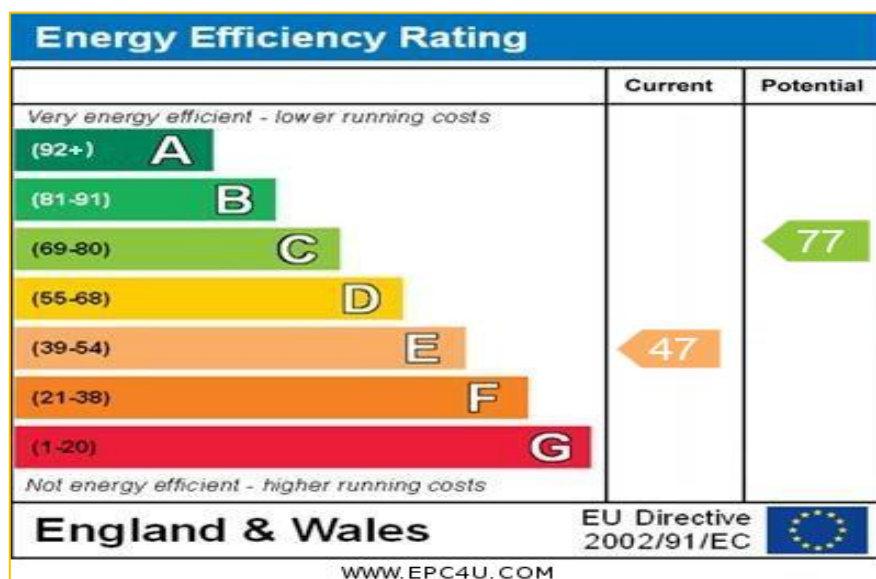
**Family Bathroom** 8' 6" x 6' 0" (2.59m x 1.83m)  
Double glazed window to the side. Panel enclosed bath with wall mounted shower over. Pedestal wash hand basin. Heated towel rail. Radiator. access to the eaves storage cupboard.

**Cloakroom**  
Double glazed window to the side. Low level WC.

**Garage - Integral** 17' 5" x 8' 8" (5.30m x 2.64m)  
Up and over door. Window to the side. Power and light.

**Front Garden**  
An area of lawn with shrub borders and bushes. Hardstanding providing off road parking.


**Rear Garden**  
Area of lawn with mature trees, bushes and shrubs. Paved patio. Side access.

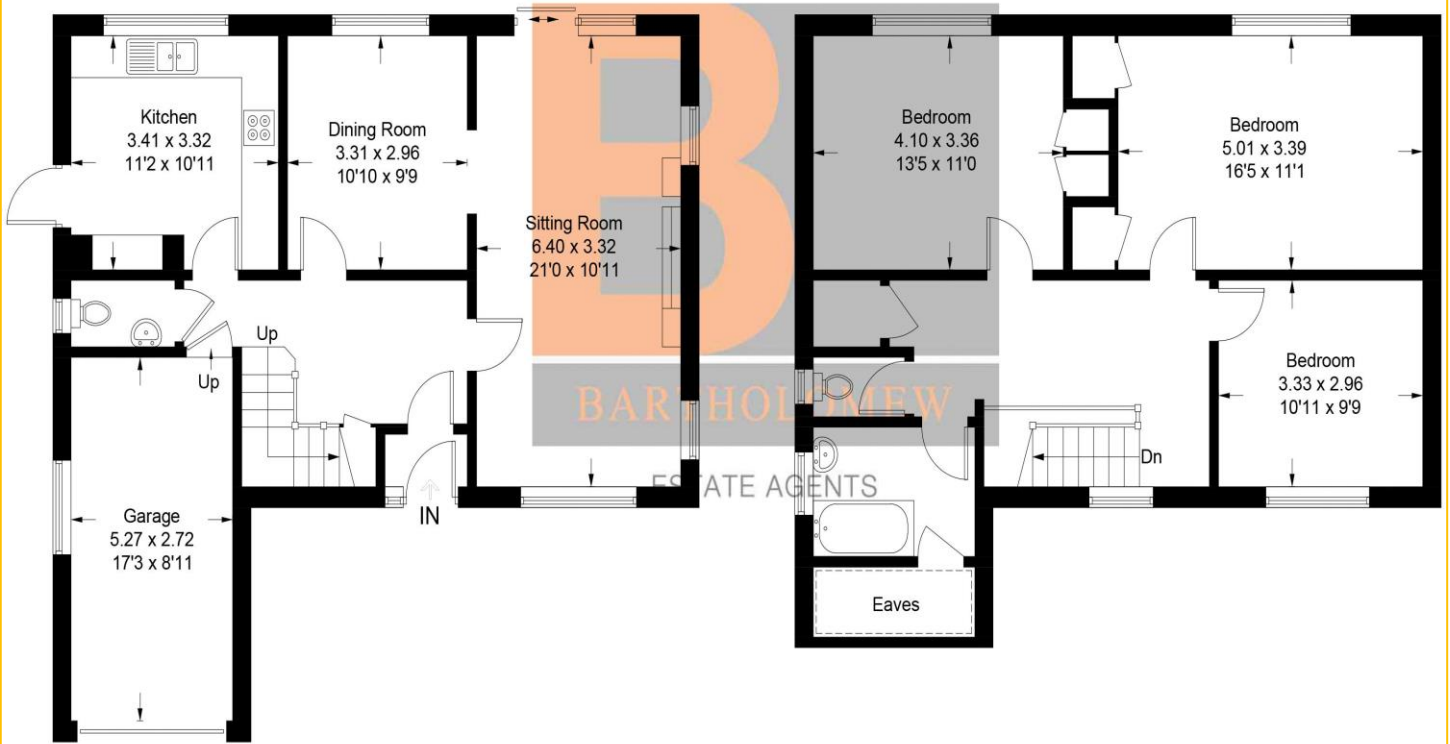


# Chelwood Avenue, Goring-by-Sea, BN12 4QP

Approximate Gross Internal Area = 144.0 sq m / 1550 sq ft  
(Including Garage & Eaves)



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026

**traditional values** modern thinking