



**Skylark Rise, Goring-by-Sea, Worthing, BN12**

Offers Over **£500,000**





**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

- Well Presented Detached House
- Four Bedrooms
- Open Plan Kitchen/ Dining Room
- South Facing Lounge
- Ground Floor WC & Utility Room
- Bathroom & En Suite Shower Room
- Private Rear Garden
- Garage
- Off Road Parking

We are pleased to present to the market this well-presented detached family home. The property offers four bedrooms, family bathroom and an ensuite shower room, along with a south-facing lounge, a spacious kitchen/dining room, utility room, and a ground-floor WC. Externally, the property benefits from a private rear garden with direct access to the garage, as well as off-road parking in front. Ideally situated in a quiet location overlooking woodlands.





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### INTERNAL

The front door opens into a spacious entrance hall providing access to all ground floor accommodation. The south-facing lounge is filled with natural light and enjoys views over the woodland. To the rear of the property is an impressive 21ft kitchen/diner, featuring a contemporary fitted kitchen with integrated dishwasher and double oven, along with patio doors opening onto the rear garden. The hallway also provides access to a ground floor WC and a practical utility room with work surface and space and plumbing for a washing machine and tumble dryer. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes with mirrored sliding doors and an en-suite shower room. The family bathroom is fitted with both a bath and a walk-in shower.

### EXTERNAL

The rear garden is predominantly laid to artificial lawn, complemented by a paved patio area and enclosed by fenced boundaries. The garden also benefits from a personal door to the garage and a secure side gate. To the front of the property is a pebbled flowerbed, with a driveway to the side providing access to the garage.

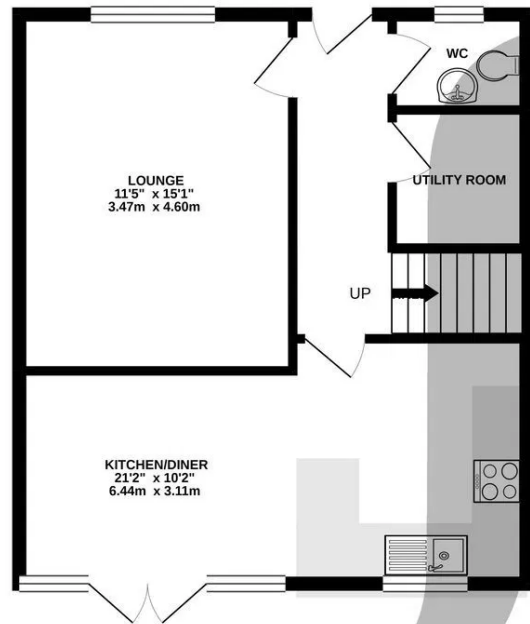
### SITUATED

In the popular Yeomans Chase development, the property is well served by local transport links. Goring-by-Sea train station lies approximately three-quarters of a mile away, with nearby bus services also available. Worthing town centre, offering a wide range of shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities, is located around three and a half miles away. David Lloyd Fitness Leisure centre is located just a short walk away with pathway leading directly to Romney Road.

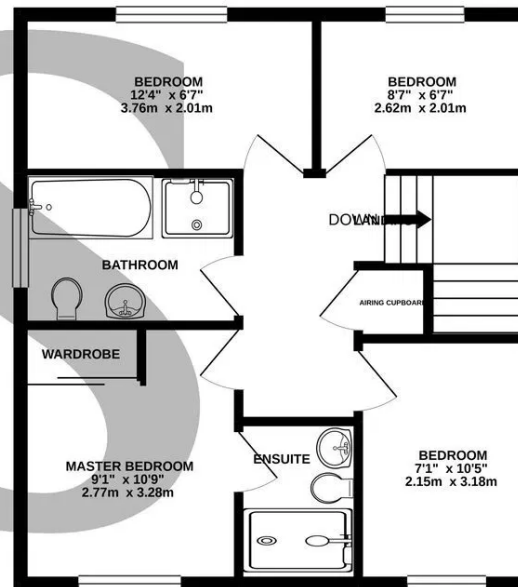




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC