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46 Parklands Avenue, Goring-By-Sea - BN12 4NH

£825,000



46 Parklands Avenue

Goring-By-Sea, Worthing

An impressive four bedroom detached family home located in highly sought after Parklands Avenue, Goring-By-Sea.

Located within close proximity to the seafront promenade, local shops, schools and transport links.

This home offers versatile accommodation briefly comprising, entrance porch, hall with feature curved staircase, living room, conservatory, dining room, modern kitchen/dining room, ground floor shower room/Wc, inner hall, utility and office. To the first floor there is a dual aspect main bedroom with ensuite wash room/Wc, three further bedrooms and a modern bath / shower room/Wc.

Externally there are well maintained lawned gardens surrounding the property with paved entertaining areas and mature planting. Private driveway, garage and workshop.

Benefits include gas central heating and double glazing.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance
Double glazed front door with windows either side opening to;

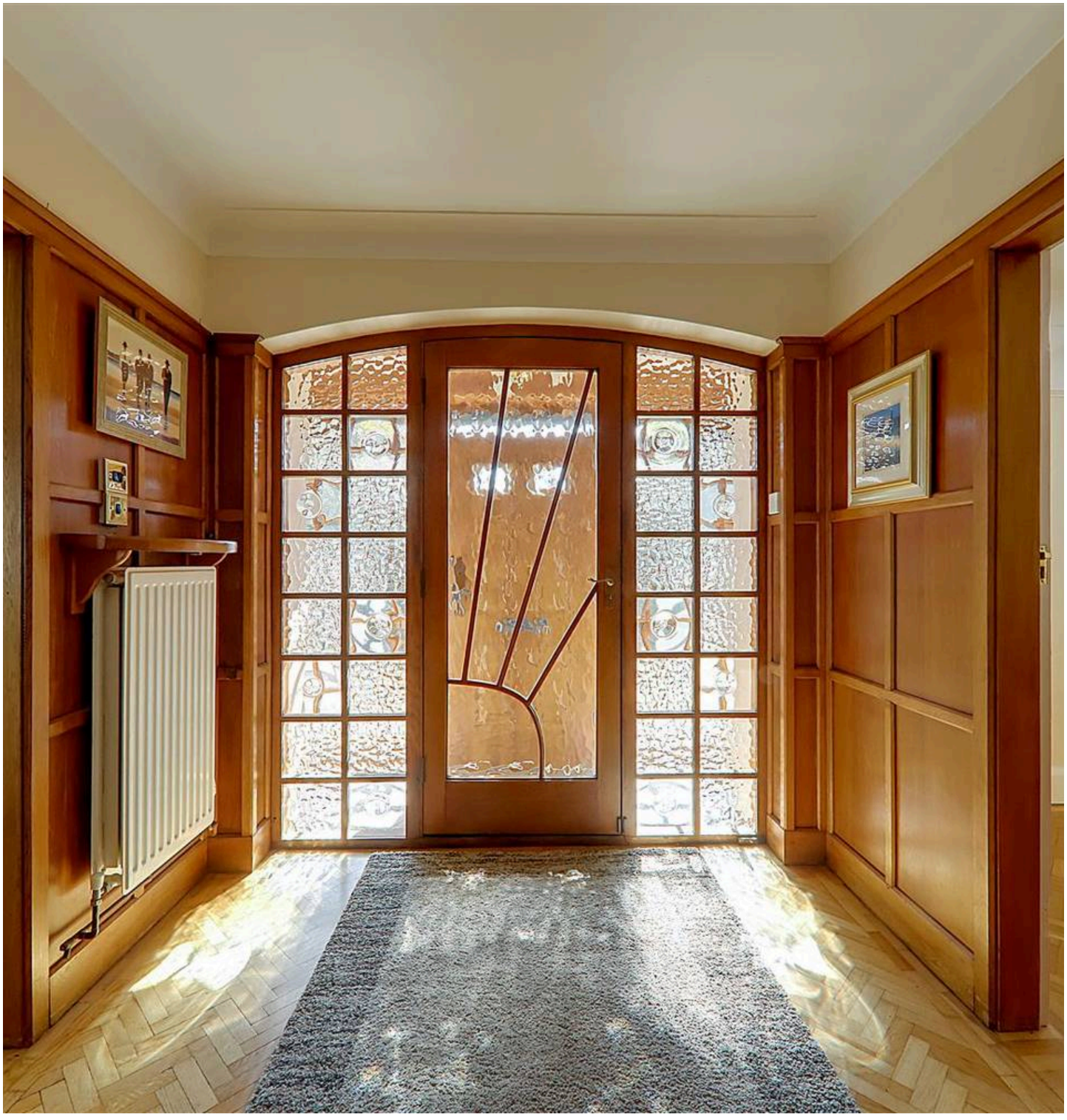
Porch
Double glazed front door with windows either side opening to;

Hall
A spacious and light hall with feature wood panelled walls and a beautiful curved staircase with ornamental illuminated recess rising to the first floor. Varnished wood herringbone flooring. Radiator. Understairs storage cupboard. Wall mounted hive thermostat and alarm control panel.

Living Room
Dimensions: 7.81 x 5.11 into bay (25′7″ x 16′9″ into bay). Double glazed bay window with double doors over looking and leading to the rear garden. Further double glazed leaded light window. Two radiators. Fitted fire with wooden surround. Two wall lights. Built in storage cupboard. Picture rail. Sliding patio doors opening to the conservatory.

Conservatory
Dimensions: 4.12 x 3.00 (13′6″ x 9′10″). With a feature pitched glass roof and double glazed windows and double doors overlooking and leading to the rear garden. Tiled floor. Radiator.

Dining Room
Dimensions: 3.90 x 3.00 (12′9″ x 9′10″). Double glazed leaded light window. Varnished wood herringbone flooring. Radiator. Picture rail.



Kitchen / Dining Room
Dimensions: 7.71 x 3.02 (25′3″ x 9′10″). A true feature of this home with pastel blue shaker style cupboards and drawers with modern chrome handles. Matching wall mounted cupboards with display shelving and under cupboard lighting. An excellent range of work surfaces incorporating one and a half bowl sink. Space for Rangemaster cooker with fitted canopy (owners may negotiate to include). Integrated double under counter fridges and dishwasher. Built in mid height larder style cupboards providing storage and housing hot water cylinder. Radiator. Double glazed leaded light window and double glazed door to garden. LVT flooring. Inset spotlights and picture rail.

Inner Hall
LVT flooring. Contemporary roof lantern. Radiator.

Utility Room
Work surface with cupboards and drawers. Inset sink. Space for two appliances. Matching wall cupboards. 'Worcester' boiler. Tiled floor.

Office / Snug
Dimensions: 3.60 x 2.91 (11′9″ x 9′6″). Located at the rear of the property with a double glazed leaded light window over looking the garden. LVT flooring.

Shower Room/Wc
Step in shower cubicle, pedestal wash hand basin and low level flush Wc. Tiled walls and floor. Wall mounted towel radiator.

Landing
A bright and spacious landing with a shelved linen cupboard. Double glazed leaded light window. Radiator. Access hatch to loft space.

Main Bedroom
Dimensions: 4.94 x 3.99 (16′2″ x 13′1″). Dual aspect with double glazed leaded light windows. Radiator. Excellent range of fitted wardrobes. Door to ensuite Washroom/Wc

Ensuite Wash Room W/c
Sanitop Pro Wc and vanity sink with cupboards under. Wall light. Part tiled walls. Part sloped ceiling. Radiator. Velux window.



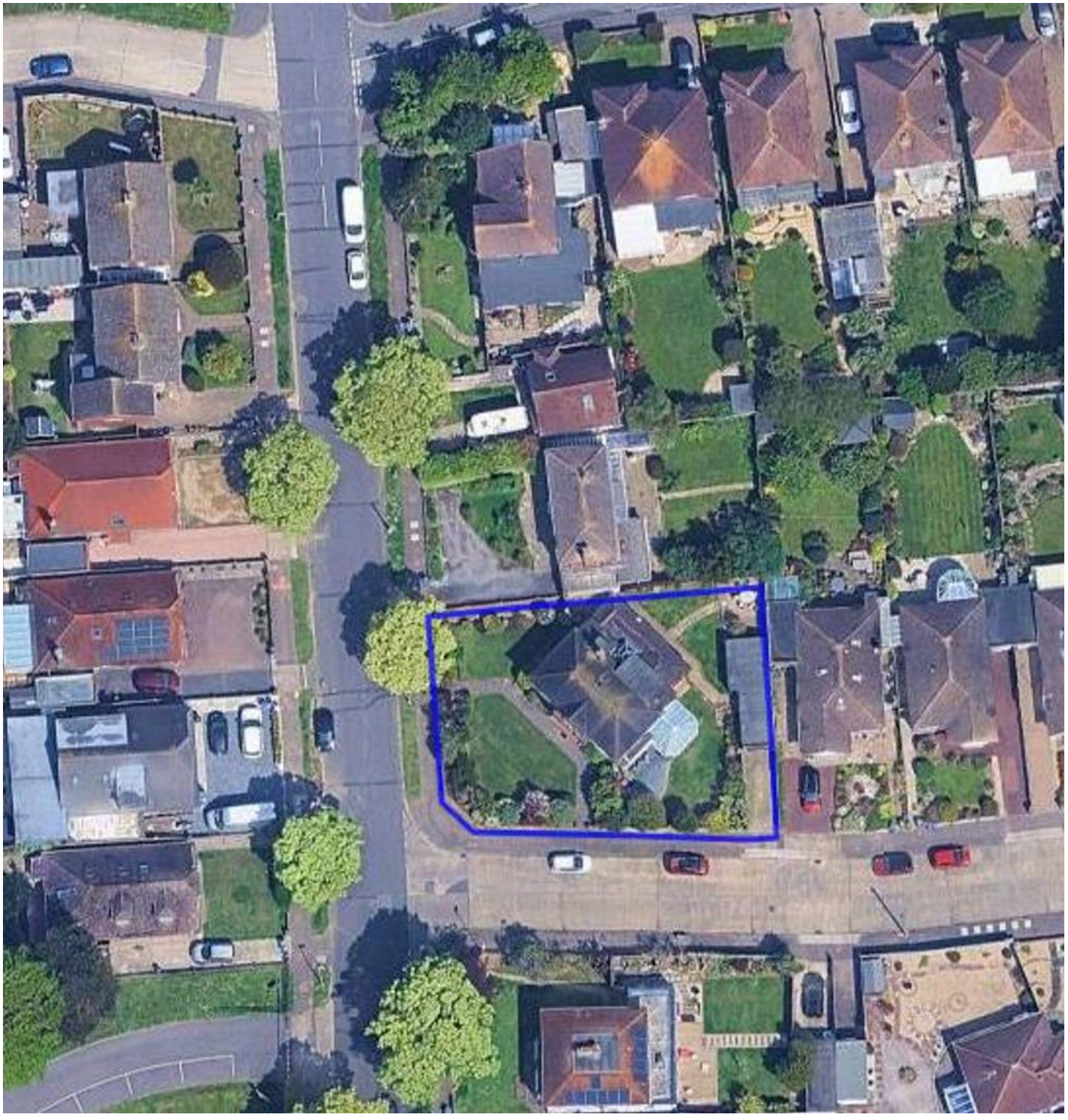
Bedroom Two
Dimensions: 3.65m x 2.71m (11′11″ x 8′10″). Double glazed leaded light window. Radiator.

Bedroom Three
Dimensions: 3.59 x 2.92 (11′9″ x 9′6″). Dual aspect with double glazed leaded light windows. Radiator.

Bedroom Four
Dimensions: 3.39 x 2.59 (11′1″ x 8′5″). Double glazed leaded light window. Radiator.

Modern Bath / Shower Room / Wc
Dimensions: 2.99 x 2.77 (9′9″ x 9′1″). Suite comprising enclosed bath with mixer taps and shower attachment, walk in luxury double cubicle with curved glass doors and wall mounted concealed controls. Concealed cistern Wc with dual flush controls. Impressive vanity surface with inset sink and curved cupboards below. Wall mounted mirror with light. Dual aspect double glazed leaded light windows. Tiled floor and walls. Wall mounted chrome towel radiator. Inset spotlights. Extractor fan.





GARDEN

Beautifully maintained lawned gardens surround this home with patio areas providing entertaining spaces, mature planted borders and raised beds with a built in watering system. A perfectly placed mature olive tree and rockery water feature. Courtyard area with outside tap, gate to side and providing a perfect space for bin storage.

Driveway

1 Parking Space

Off road parking and leading to garage.

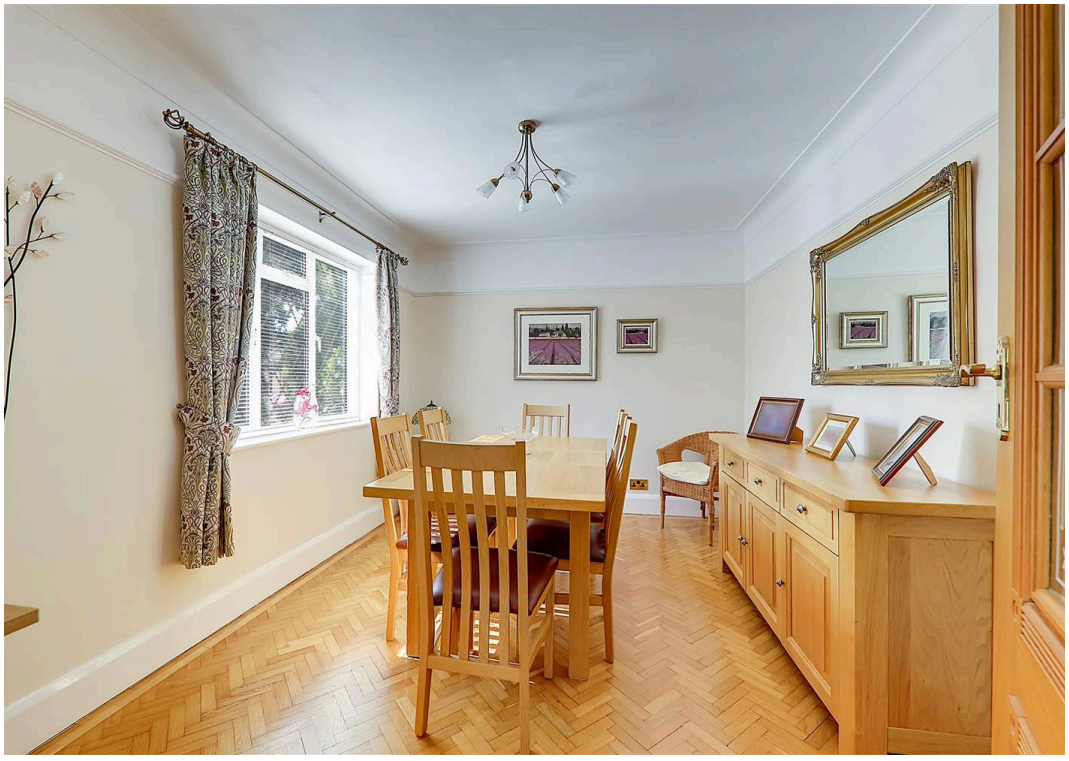
Garage

Single Garage

Dimensions: 7.74 x 3.88 narrows to 2.92 (25′4″ x 12′8″ narrows. With electric door and double glazed window and double glazed door to side. Power and light. Double glazed windows and door overlook and lead to the workshop.

External Workshop

Dimensions: 3.94 x 2.34 (12′11″ x 7′8″). Double glazed window to side. Power and light.







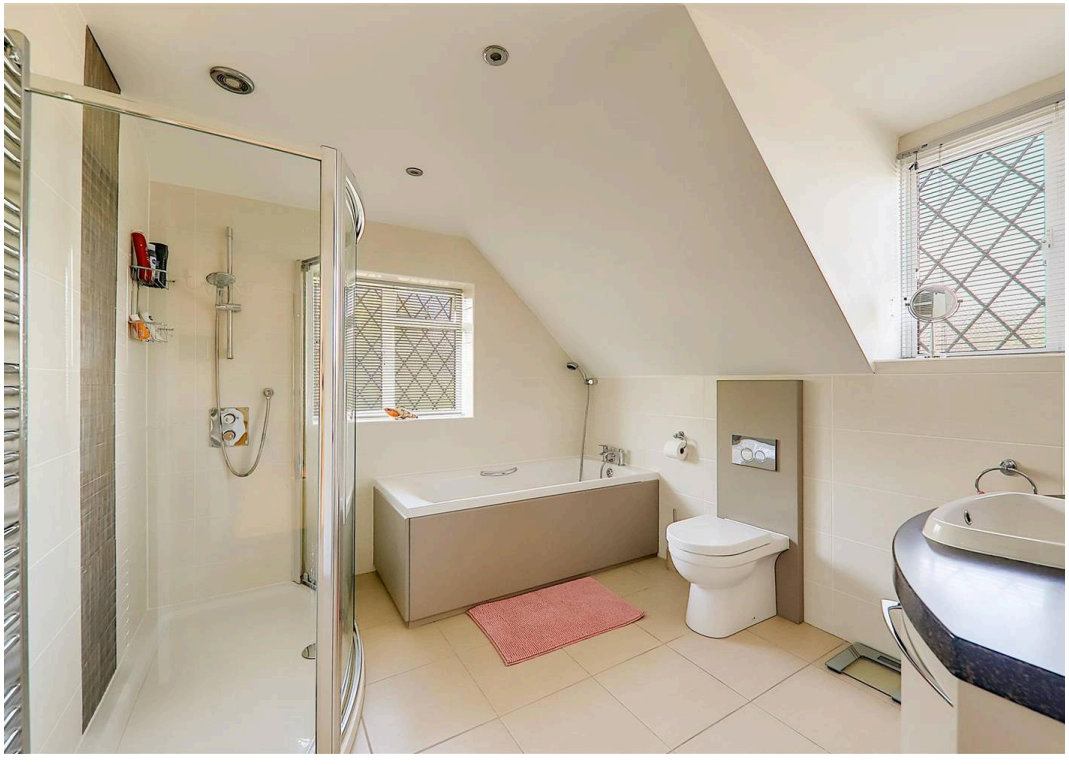


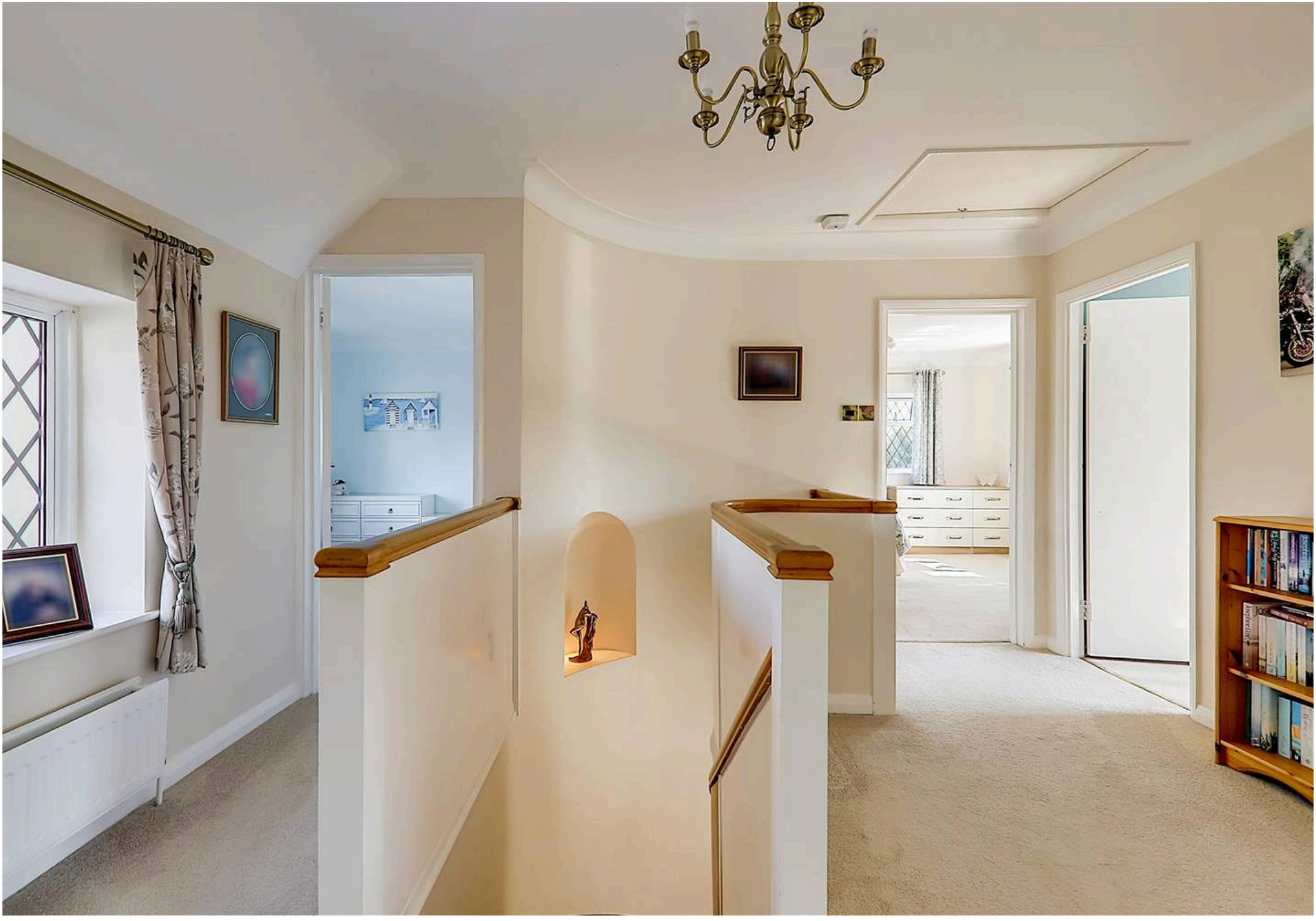




























GROUND FLOOR
1364 sq.ft. (126.7 sq.m.) approx.

1ST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2252 sq.ft. (209.3 sq.m.) approx.

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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