



5 Parklands Avenue, Goring-By-Sea, Worthing, BN12 4NG

Guide price £775,000



5 Parklands Avenue

Goring-By-Sea, Worthing, BN12 4NG

- South Goring
- Three Bedrooms
- GCH
- Versatile Accommodation
- Sole Agents
- WEST GARDEN
- Two Conservatories
- Close to Beach
- Juliette Balcony
- Ample Off Road Parking

An exceptional three-bedroom, three bathroom detached chalet style residence, beautifully presented and maintained to an excellent standard throughout. Offering spacious and versatile accommodation, this impressive home enjoys a wonderful west-facing rear garden, creating an idyllic setting for relaxation and entertaining.

The welcoming entrance hall leads to a well-proportioned ground floor bedroom and a stylish bathroom, ideal for guests or multigenerational living. The main living spaces comprise a bright and comfortable lounge, a separate dining room, and two conservatories providing an abundance of natural light and seamless access to the garden. The modern kitchen is complemented by a particularly large utility room and an enclosed lobby, adding practicality and convenience to everyday living.

Upstairs, a generous landing with ample storage leads to two further double bedrooms, each benefitting from contemporary en suite shower rooms. The master bedroom is particularly impressive, featuring a fold out Juliette balcony offering distant sea views, the perfect place to enjoy the evening sunset or morning coffee.

The private rear garden enjoys a desirable westerly aspect, with an extensive patio area that continues around the side of the property, ideal for outdoor dining. The remainder is laid mainly to lawn with well-stocked borders, complemented by a garden shed and a charming summerhouse. The front of the property provides ample off-road parking via a large block-paved driveway, with attractive planting and outside lighting completing the exterior.

Parklands Avenue is widely regarded as one of Goring-by-Sea's most desirable addresses. Perfectly positioned at the southern end of this beautiful tree-lined road, the property is only a short stroll from the Greensward and the popular Sea Lane Café. Local shops, pubs, and restaurants can also be found nearby at both the Mulberry Lane and Goring Road.



Entrance Hall	17'6 7'0 (5.33m 2.13m)
Dining Room	13'10 x 11'11 (4.22m x 3.63m)
Lounge	14'6 x 13'3 (4.42m x 4.04m)
South Conservatory	21'0 x 12'7 (6.40m x 3.84m)
Bedroom Three	9'6 x 8'1 (2.90m x 2.46m)
Family Bathroom	7'05 x 5'6 (2.26m x 1.68m)
Kitchen	15'10 x 9'7 (4.83m x 2.92m)
West Conservatory	26'11 x 8'0 (8.20m x 2.44m)
Utility Room	13'10 x 9'3 (4.22m x 2.82m)
Covered Lobby	17'7 x 3'10 (5.36m x 1.17m)
Garage	19'11 10'0 (6.07m 3.05m)
First Floor Landing	16 x 8'10 (4.88m x 2.69m)
Bedroom One	18'3 x 13'00 (5.56m x 3.96m)
Ensuite Shower Room	
Bedroom Two	14'08 x 10'6 (4.47m x 3.20m)
En Suite Shower Room	
West Private Rear Garden	
Summer House	
Ample Off Road Parking	

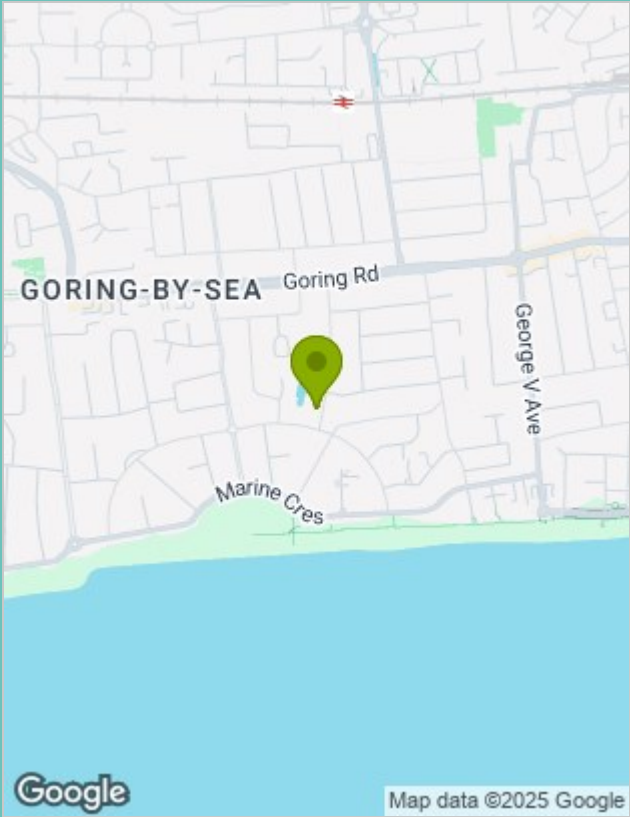




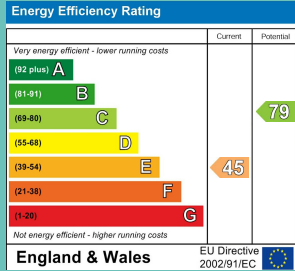
Floor Plans



Location Map



Energy Performance Graph



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