

23 Skylark Rise

Goring By Sea, Worthing, BN12 6FG

Offers in excess of £400,000

Freehold Council Tax Band D



Situated on the popular Yeoman Chase development and built by Bloor Homes in 2016, this beautifully presented three-bedroom semi-detached home offers stylish, modern accommodation arranged over two floors, together with a west-facing rear garden, garage, driveway and attractive communal surroundings.

The ground floor opens into a welcoming entrance hall, with access to the spacious sitting room, which benefits from useful downstairs storage. From here, the property opens into the impressive kitchen/dining room, creating a sociable heart to the home and providing plenty of space for a dining table and chairs.

The kitchen is fitted with a comprehensive range of high-gloss units, incorporating an integrated oven, electric hob and dishwasher, together with space for a fridge/freezer. There is also a useful utility area with space and plumbing for a washing machine, additional worktop space and double doors opening directly onto the rear garden. A stylish downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom enjoying a feature floor-to-ceiling wardrobe with sliding mirrored doors and access to a private ensuite shower room. The remaining bedrooms are served by the family bathroom, which is fitted with a bath and shower over, wash hand basin and WC. There is also loft access from the landing.

Outside, the west-facing rear garden is a particularly pleasant space, being mainly laid to lawn with a paved patio providing an ideal area for outdoor seating and entertaining. There is side access leading through to the garage, which has been cleverly adapted to the rear to provide a useful home office, while the driveway and front garden provide off-road parking and complete the property's frontage.

With its modern specification, practical layout and well-maintained presentation, this is a lovely family home in a popular residential development.





Entrance hall

Lounge
14'5 x 12'2 (4.39m x 3.71m)

Kitchen/diner
15'7 narrowing to 12'0 x 12'9
(4.75m narrowing to 3.66m x 3.89m)



Ground floor cloakroom

Stairs to first floor landing

Bedroom one
9'8 x 9'2 (2.95m x 2.79m)

Concealed en-suite shower room
9'2 x 6'3 (2.79m x 1.91m)

Bedroom two
12'2 x 8'9 (3.71m x 2.67m)



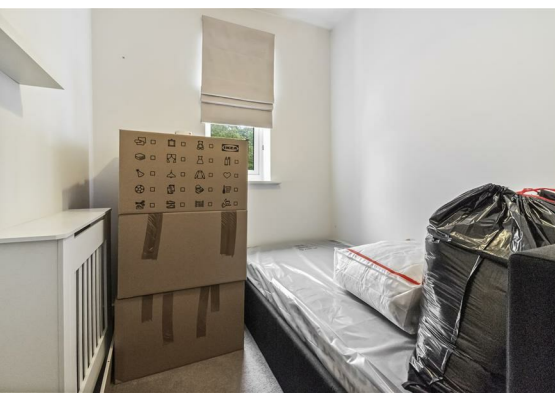
Bedroom three
12'2 narrowing to 7'2 x 6'4
(3.71m narrowing to 2.18m x 1.93m)

Family bathroom
8'10 x 5'4 (2.69m x 1.63m)

Rear garden

Off road parking

Garage



Floor Plan



Viewing

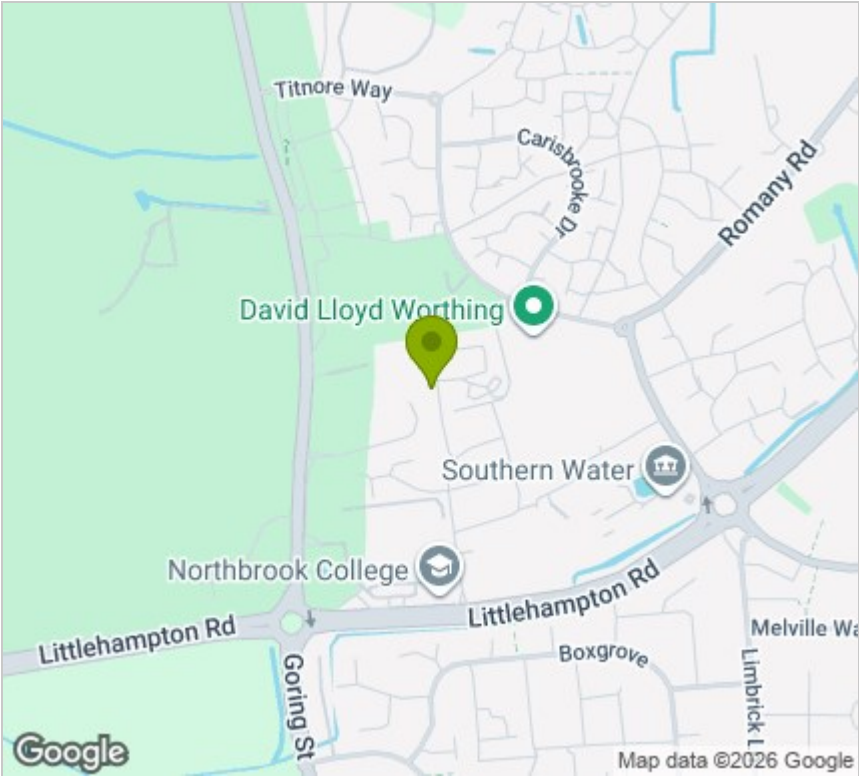
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Area Map



Energy Efficiency Graph

