



20 Brook Barn Way, Goring-By-Sea, BN12 4DW

Offers over £575,000





# 20 Brook Barn Way

## , Goring-By-Sea, BN12 4DW

- Substantial Family Home
- 5 Bedrooms
- Modern Fitted Kitchen
- Beautifully Maintained Rear Garden
- Highly Desirable Location
- Period Property
- Bay Fronted Lounge/Diner
- Family Bathroom & En-suite
- Garden Room/Bar With Bi Folding Doors
- Sole Agents

We are delighted to offer for sale this beautifully presented five-bedroom period family home, ideally situated within a quiet yet convenient position of South Goring.

The accommodation comprises entrance hall leading to a modern fitted kitchen, complete with a range of base and eye-level units and integrated appliances, a spacious bay fronted lounge/diner with French doors to garden.

Stairs to first floor, there are three generous bedrooms with a further single and access to south facing balcony through bedroom three and a family bathroom with bath over shower.

To the second floor there is an impressive main bedroom suite with fitted wardrobes, eaves storage and en-suite shower room.

Externally to the rear there is an attractive garden which is predominately laid to lawn with well stocked borders, a decked seating area and garden room/bar with bi folding doors. There is a useful outdoor utility room with w/c.

Internal viewing is considered essential to appreciate the overall size and character of this beautiful family home. The total floor area is 151 square metres.

Situated in Brook Barn Way, local shops are nearby, and local buses serve the area. The nearest mainline railway station in Durrington-on-Sea which provides great links to major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately two mile distance, and the beach is just a short walk away.





Entrance Hall

Bay Fronted Lounge/Diner 28'9 x 14'5 (8.76m x 4.39m)

Modern Fitted Kitchen 12'11 x 11'2 (3.94m x 3.40m)

Stairs To First Floor

Bedroom Two 12'11 x 11'6 (3.94m x 3.51m)

Bedroom Three 12'8 x 9'3 (3.86m x 2.82m)

Bedroom Four With Balcony 9'6 x 7'8 (2.90m x 2.34m)

Bedroom Five 9'9 x 5'8 (2.97m x 1.73m)

Stairs To Second Floor

Bedroom One 19'8 x 16'1 (5.99m x 4.90m)

En-Suite 9'5 x 4'4 (2.87m x 1.32m)

Rear Garden

Garden Room/Bar 15'11 x 10'2 (4.85m x 3.10m)

Outdoor Utility Room/ W/C 11'3 x 2'10 (3.43m x 0.86m)









Floor Plans

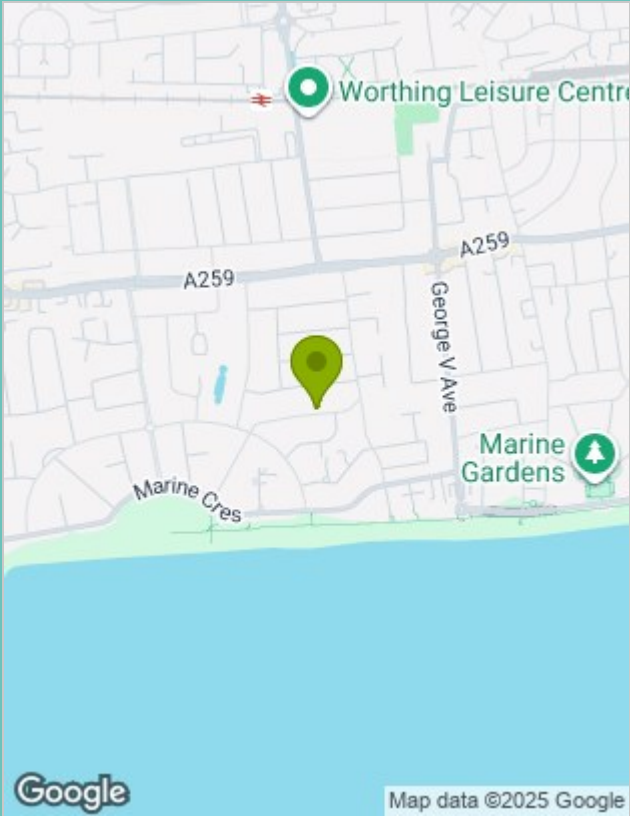


Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

