JAMES&JAMES
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27 Withdean Avenue, Goring-By-Sea, Worthing, BN12 4XD

Guide price £800,000

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27 Withdean Avenue

Goring-By-Sea, Worthing, BN12 4XD

- Guide Price £800,000 - £900,000
- Three reception rooms
- Sough after Goring Hall area
- Extended property
- Ample Off Road Parking
- Four double bedrooms
- Two bathrooms
- Close to beach
- Call now to view
- Sole Agents

Guide Price £800,000 - £900,000

We are delighted to present this superb four-bedroom extended detached home, ideally located in the highly sought-after Goring Hall area, just a short stroll from Goring seafront.

This impressive property offers spacious and versatile accommodation, comprising four generous double bedrooms, two bathrooms, three reception rooms, a conservatory, utility room and multiple cloakrooms. The home beautifully combines character and charm with modern living, boasting features such as solid oak flooring and striking stained glass windows, alongside contemporary touches including a retractable cinema screen in the lounge.

Externally, the property benefits from ample off-road parking, a garage and a private west-facing rear garden, perfect for enjoying afternoon and evening sun. The garden features a patio and raised decking area, ideal for entertaining, as well as a fully insulated garden room—perfect for use as a home office or gym.

Situated just moments from the beach and greensward, the location offers wonderful coastal walks towards Ferring and Worthing. A mainline railway station is within easy reach, providing direct links to Brighton, Southampton and London, while local schools, shops and bus routes are all conveniently nearby.

This is a home that truly needs to be experienced in person to appreciate its space, character and overall quality. Early viewing is highly recommended.

Withdean Avenue enjoys the perfect balance of this rich historical backdrop and modern coastal living, positioned just moments from the seafront while remaining within a peaceful, well-established residential setting. It is this blend of history, thoughtful planning and enviable location that continues to make the Goring Hall Estate one of Worthing’s most desirable addresses.





Reception hall	
Ground floor cloakroom/wc	
Living room	18'0 x 11'10 (5.49m x 3.61m)
Dining room	15'3 x 11'10 (4.65m x 3.61m)
Conservatory	11'11 x 11'3 (3.63m x 3.43m)
Kitchen	11'9 x 9'11 (3.58m x 3.02m)
Breakfast room	15'0 x 8'11 (4.57m x 2.72m)
Utility room	9'2 x 6'1 (2.79m x 1.85m)
Stairs to semi galleried landing	
Bedroom one	18'0 x 11'11 (5.49m x 3.63m)
Jack & Jill en-suite shower room/wc	
Bedroom two	11'10 x 9'7 (3.61m x 2.92m)
Bedroom three	14'5 x 8'6 (4.39m x 2.59m)
Bedroom four	13'0 x 9'4 (3.96m x 2.84m)
Family bathroom	9'10" x 8'5" (3.0 x 2.59)
Front garden	
Garage	15'3 x 8'11 (4.65m x 2.72m)
West facing rear garden	
Fully insulated garden room (home office/gym)	







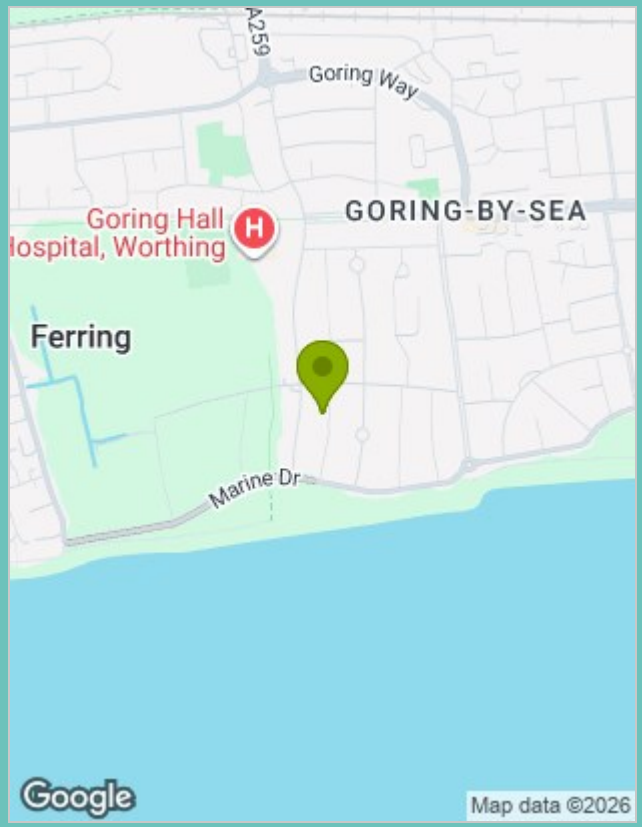




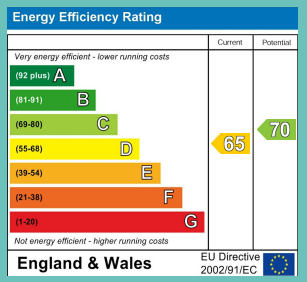
Floor Plans



Location Map



Energy Performance Graph



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.