

Goring Road, Goring-by-Sea, Worthing, BN12

£550,000

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Ground Floor WC
- Family Bathroom
- Off Road Parking & Integral Garage
- Close To Local Schools & Shopping Facilities
- Goring- By-Sea Seafront Less Than Half A Mile Away

We are delighted to offer to the market this well-presented semi-detached house, offering four good-sized bedrooms, two reception rooms, a fitted kitchen, conservatory, ground floor WC and family bathroom. Further benefits include ample off-road parking, an integral garage and a private rear garden. Situated in a highly sought-after location, the property is conveniently positioned close to local schools, shopping facilities and transport links, with Goring seafront just a short walk away.





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INTERNAL

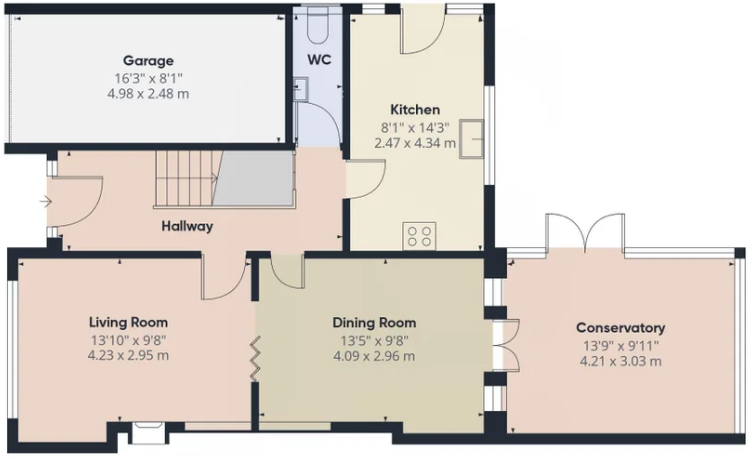
The front door opens into a welcoming entrance hall, providing access to the understairs storage, ground floor cloakroom and the main living accommodation. The property features two spacious reception rooms, connected by double doors. The first is currently used as a lounge and benefits from a feature fireplace with attractive surround. The second reception room is currently arranged as a dining room, with double doors opening into the conservatory. The conservatory enjoys views over the rear garden and provides ample space for furniture, with doors opening directly onto the patio. The fitted kitchen comprises a range of wall and base units, an eye-level oven, combination microwave, integrated fridge and freezer, and space for both a dishwasher and washing machine. There is also a sink and drainer, a large window overlooking the rear garden, and a door providing side access. To the first floor, there are four bedrooms. Bedroom one benefits from fitted wardrobes, while bedroom two is a good-sized double bedroom positioned to the front of the property. Bedroom three offers access to useful eaves storage, and bedroom four is also located to the front. The family bathroom is fitted with a corner shower, bath with mixer taps, wash hand basin with storage and WC.

EXTERNAL

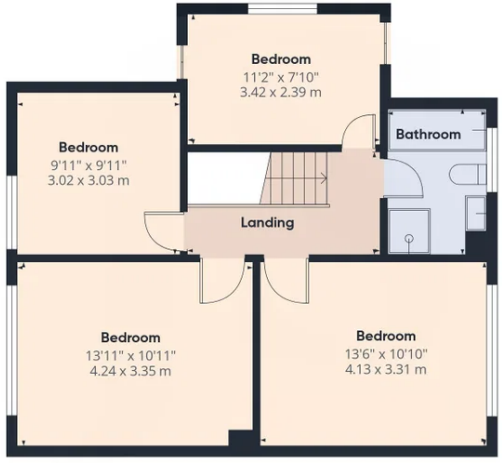
To the front of the property, there is ample off-road parking and an electric roller up-and-over door providing access to the integral garage. The garage benefits from a sink and a door providing side access. The rear garden is predominantly laid to lawn and features an apple tree, timber shed and patio area, providing ample space for outdoor furniture and entertaining.

SITUATED

The property is ideally situated on the popular Goring Road, with the amenities of Mulberry Parade just a short walk away. Goring-by-Sea seafront is less than half a mile away, providing the perfect setting for coastal walks and outdoor activities, with the popular Sea Lane Café also located along the seafront. Durrington-on-Sea railway station is conveniently situated approximately 0.8 miles away, while local schools including West Park CE Primary School and Goring C of E Primary School are also within easy reach.



Ground Floor





Floor 1

Approximate total area(1)

1396 ft²

129.7 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

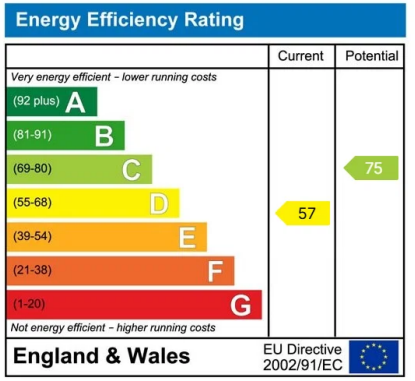
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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