

27 West Park Lane

Goring-By-Sea, Worthing, BN12 4EP

Guide price £650,000

Freehold Council Tax Band E



Guide Price £650,000 to £700,000

Located on the ever-popular West Park Lane, this substantial family home enjoys an enviable position within easy reach of both the mainline railway station and local shops. Offering versatile and well-proportioned accommodation throughout, the property briefly comprises an entrance porch leading into a spacious entrance hall with ground floor WC. To the front, there is a bay-fronted sitting room, alongside a separate dining room with doors opening into a UPVC double glazed conservatory, creating an ideal space for entertaining. The kitchen breakfast room provides a practical and sociable hub of the home.

To the first floor are three generous double bedrooms, along with a family bathroom, while stairs rise to the second floor where a further bedroom suite can be found, complete with en suite facilities and ample storage.

Externally, the property benefits from a south-facing rear garden, perfect for enjoying the sun throughout the day. The former garage has been thoughtfully converted to provide a workshop to the rear and a useful bike store to the front, while the frontage has been arranged with brick block paving to offer ample off-road parking.

Further benefits include gas central heating and double glazing, alongside a number of energy-efficient enhancements such as air-to-air heating, thermodynamic water heating, and solar panels with battery storage



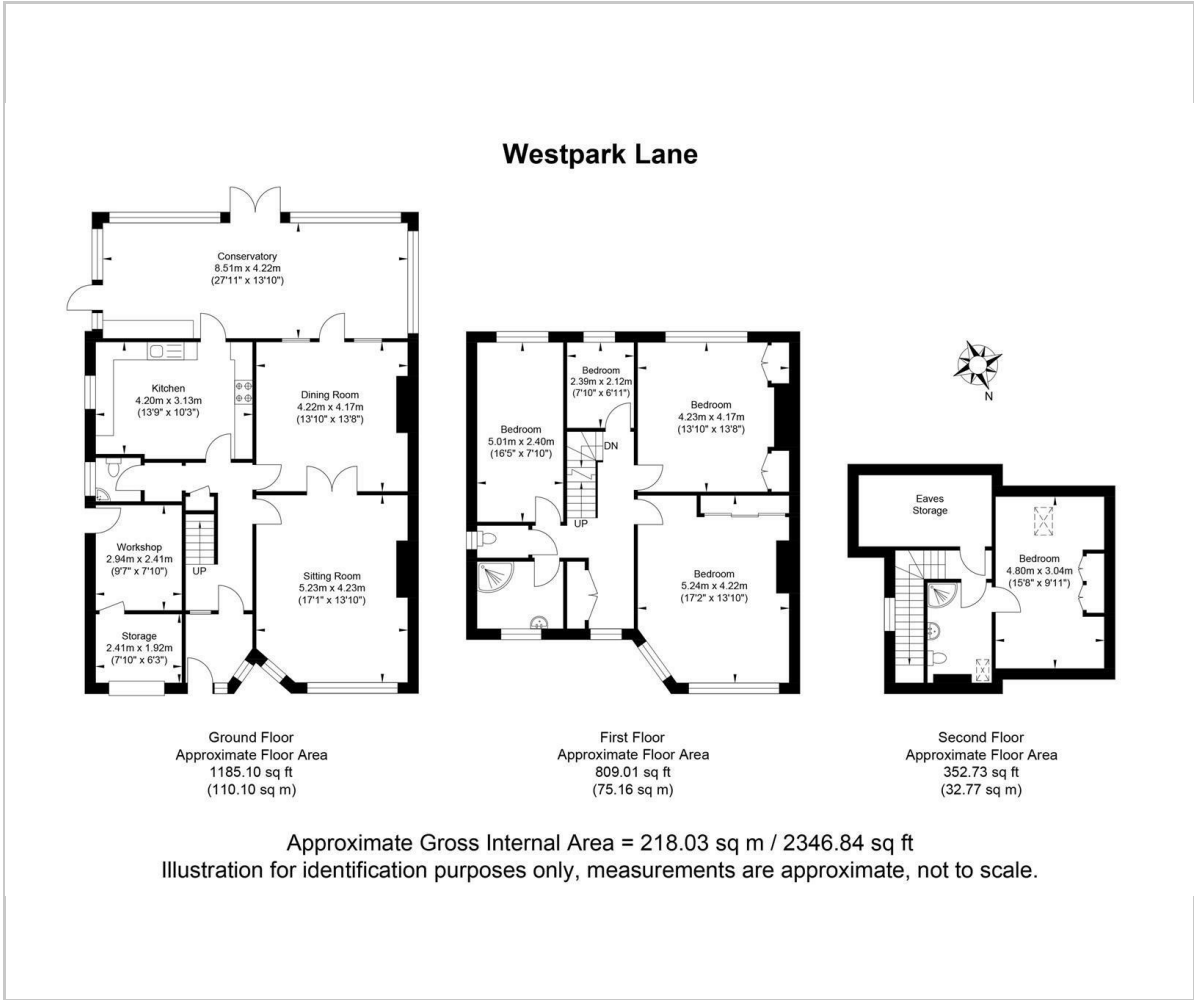


located in the loft space.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a spacious and adaptable home in a highly sought-after location. Internal viewing is highly recommended to fully appreciate all that this property has to offer.



Floor Plan



Viewing

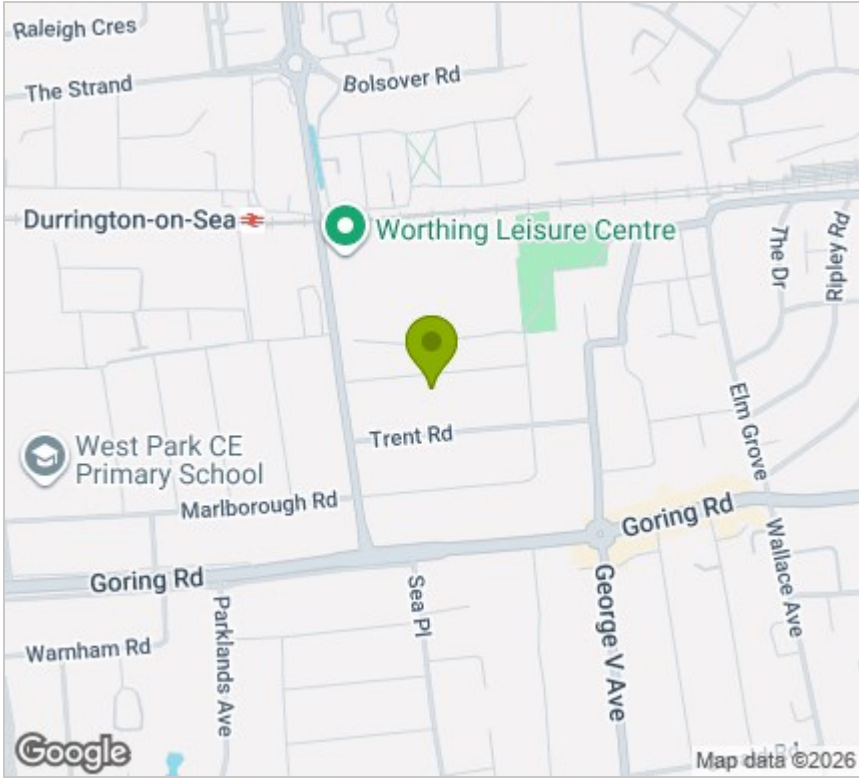
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

