



East Avenue, Goring-by-Sea, Worthing, BN12 4DD

Offers Over **£750,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Detached 1930's Chalet Bungalow With Period Features
- Four Bedrooms
- Kitchen/ Dining Room
- Separate Lounge With Character
- Modern Shower Room & En Suite Bathroom
- Garage
- Secluded Front & Rear Gardens
- Garden Office With Power & Heating
- 0.2 Miles To Goring-By-Sea Seafront
- Off Road Parking

We are delighted to offer this rare opportunity to purchase a distinctive 1930s detached chalet bungalow, rich in character and unlike anything else in the area. The property retains a wealth of original features throughout and offers four well-proportioned bedrooms, a spacious lounge with a charming log burner, a kitchen/breakfast room, a modern shower room and a separate WC. Externally, the property benefits from a good-sized garage, a versatile garden room with power and heating, and off-road parking to the front. Situated in a quiet and sought-after location, the home is just 0.2 miles from Goring-by-Sea seafront, making it ideal for those seeking a unique coastal property.





The original front door opens into a porch, which in turn leads through a beautiful church-style solid oak and glazed character door into a welcoming entrance hall. This impressive space immediately sets the tone for the home, showcasing original beams, limestone flooring, a fireplace surround with gas fire, and a collection of original internal character doors, all contributing to the charm that flows throughout the property. Stairs rise to the first floor, completing this inviting space. To the front of the property is a characterful lounge, retaining many original features including a brick fireplace with log burner, a bay window with seating, and double character doors opening out to the front of the property. The kitchen/breakfast room is well appointed with a range of wall and base units and integrated appliances including a double oven, microwave, fridge/freezer, washing machine, and dishwasher. Additional features include an inset sink, vaulted ceiling with skylights, space for a dining table and chairs, a door leading to the garage and double doors opening onto the rear garden, all blending modern convenience with the home's inherent charm. The ground floor offers excellent flexibility with up to three good-sized bedrooms, alongside a modern, re-fitted shower room. Bedroom two could alternatively be used as an additional reception room if required. The primary bedroom benefits from dual-aspect windows and access to a private en-suite bathroom. To the first floor, a central landing provides access to all rooms, a WC, and a door leading to extensive eaves storage that runs around the entire property. There is a generous bedroom with built-in wardrobes and dual-aspect windows, along with two further rooms which would be ideal as studies or additional bedrooms. The garage also benefits from space for an additional fridge/freezer and tumble dryer.

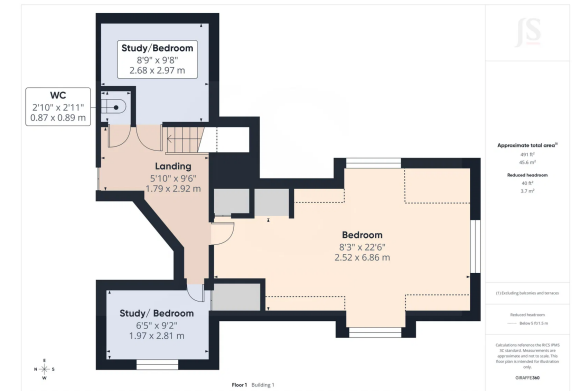


To the front of the property is a charming and secluded west-facing garden, mainly laid to lawn with established flowerbeds and shrub borders. A raised patio area provides space for outdoor furniture, ideal for enjoying the afternoon and evening sun. A natural stone boundary wall defines the frontage, adding character and kerb appeal while maintaining a good degree of privacy. Access is via a central pedestrian entrance, framed by a delightful timber posted, pitched-roof gateway, which creates an inviting focal point and leads to the garden via a stone pathway. There is also access to the good-sized garage with driveway in front benefitting from a roller up and over door with house and key fobs. The rear garden has been attractively laid to paving with raised, well-established flowerbeds. It further benefits from side access and a recently built garden room, complete with power, hard wired wifi, making it ideal for use as a home office, studio, or additional reception space.

East Avenue is a quiet crescent, situated less than 200 yards from the Goring-by-Sea seafront and benefitting from direct access to the promenade. This superb coastal setting offers excellent walking routes along the seafront, leading towards the popular Sea Lane Café, approximately 0.8 miles away, with Worthing Sailing Club also close by. Everyday shopping facilities can be found on Goring Road, around 0.6 miles from the property. Regular bus services operate nearby on Marine Crescent, while the nearest mainline railway station is Durrington-on-Sea & West Worthing Railway Station, providing convenient transport links to surrounding areas and beyond.



Approximate total area⁽¹⁾	1742 ft ² 161.7 m ²
Reduced headroom	1 ft ² 0.1 m ²
(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	



Approximate total area⁽¹⁾	653 ft ² 60.4 m ²
Reduced headroom	13 ft ² 1.2 m ²
(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.	
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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.