



40 Ashurst Drive, Goring By Sea, Worthing, BN12 4SW

Guide price £700,000



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- Prestigious Goring Hall location within a highly regarded residential development
- Over 1,500 sq ft of spacious and versatile accommodation
- Stylish modern kitchen with integrated appliances and adjoining conservatory
- Four genuine double bedrooms and modern family bathroom
- Larger-than-average 23ft garage, plus off-road parking to the front
- Beautifully presented four-bedroom detached family home
- Elegant bay-fronted lounge and separate dining room with French doors to the garden
- Contemporary bi-fold doors create a wonderful connection between the living space and garden
- Beautifully established rear garden with lawn, mature trees and shrub-lined borders
- Excellent coastal location, with Goring beach and foreshore nearby, local shops at Mulberry Parade and Goring-by-Sea station providing excellent commuter links

A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME IN PRESTIGIOUS GORING HALL

Set within the highly regarded and prestigious Goring Hall development, this beautifully presented four-bedroom family home offers over 1,500 sq ft of spacious and versatile accommodation, a substantial rear garden and a larger-than-average garage.

From the moment you step inside, the generous proportions are immediately apparent. The welcoming entrance hall leads to a bay-fronted lounge, separate dining room with French doors opening onto the garden, and an impressive modern kitchen fitted with a range of integrated appliances. The kitchen flows into a bright conservatory, with contemporary bi-fold doors creating a wonderful connection with the garden and providing a fantastic space for relaxed family living and entertaining.

Upstairs are four genuine double bedrooms and a modern family bathroom with both bath and shower facilities, offering excellent flexibility for a growing family, guests or those working from home.

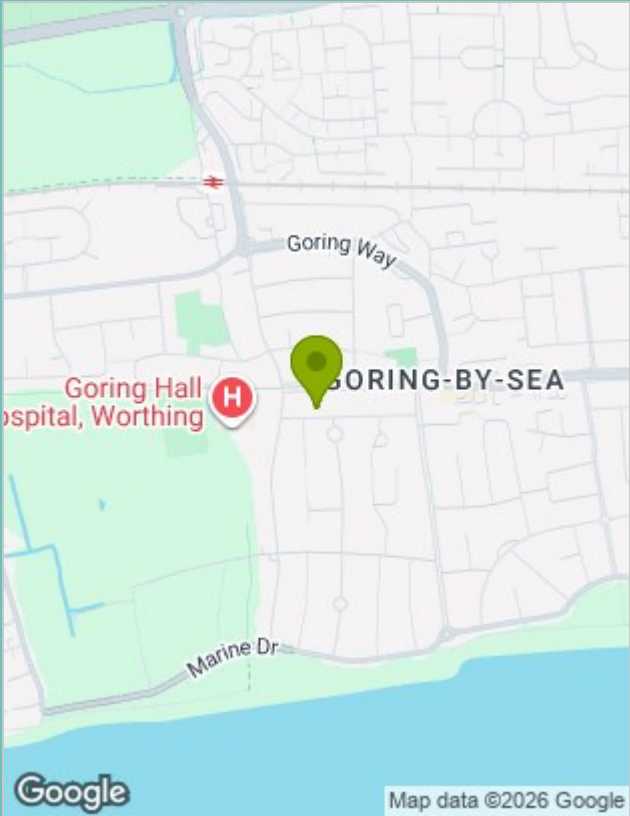
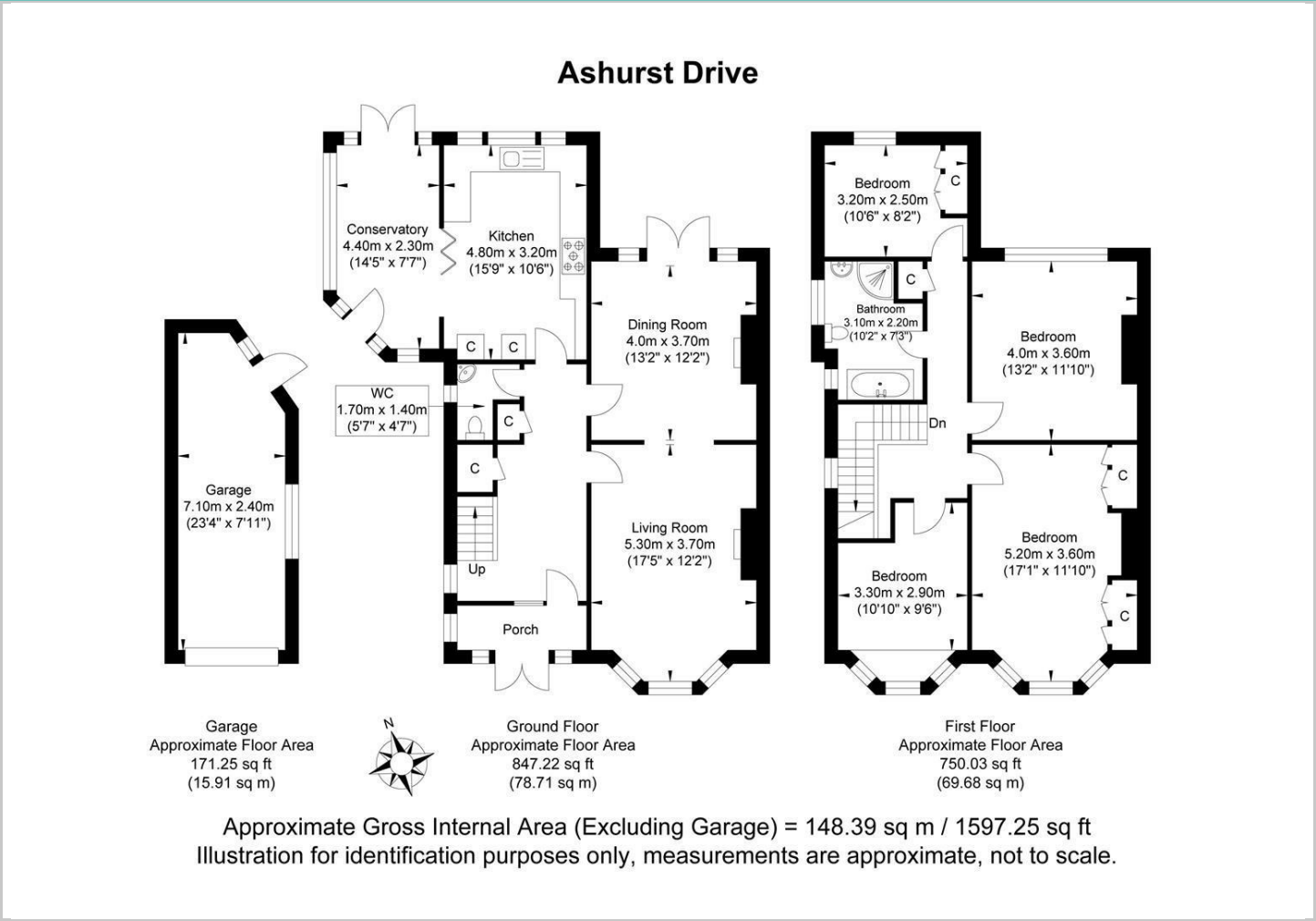
Outside, the rear garden is a particular highlight. Predominantly laid to lawn and framed by established trees, shrubs and planted borders, it offers a wonderfully private and peaceful setting for summer entertaining, children to play or simply enjoying a morning coffee in the sunshine. To the front, there is off-road parking via a brick-block paved driveway, while the impressive 23ft garage provides excellent storage and practical space.

The location is equally appealing. Goring Hall offers a peaceful residential setting, yet the beautiful Goring seafront and beach are just a short walk away – perfect for morning strolls, family beach days or enjoying the Sussex coastline. Mulberry Parade is also nearby, providing convenient local shops for everyday essentials.

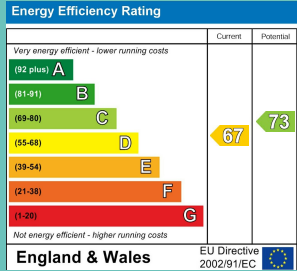
Goring-by-Sea railway station is within easy reach, offering excellent connections for commuters and leisure travel, while Worthing town centre is three miles distant.







Energy Performance Graph



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