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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



4 West Park Lane, Goring-By-Sea, Worthing, BN12 4ER

Guide price £850,000





# 4 West Park Lane

Goring-By-Sea, Worthing, BN12 4ER

- FOREVER HOME
- Master bedroom with en-suite bathroom
- Substantial family home
- Close to shops, station and beach
- Sole agents
- Detached residence
- 5 further well proportioned bedrooms
- Landscaped gardens
- Garage and driveway
- Versatile accommodation

Tucked away along one of Goring-by-Sea's most desirable tree-lined avenues, this substantial detached residence offers an exceptional blend of space, versatility and lifestyle, making it an ideal home for growing families seeking room to live, work and entertain.

From the moment you arrive, the property exudes a sense of permanence and prestige. The generous accommodation unfolds over three floors, providing an abundance of flexible living space designed to adapt to modern family life. A welcoming entrance hall leads to a spacious lounge, perfect for relaxing evenings, while the separate dining room creates an inviting setting for family meals and celebrations. At the heart of the home, the kitchen/breakfast room offers a sociable space for busy mornings and informal gatherings, complemented by a utility room, ground floor cloakroom and integral garage.

Upstairs, the first floor hosts four well-proportioned bedrooms, including a superb principal suite with en-suite shower room, alongside a contemporary family bathroom. The second floor provides two additional bedrooms, offering excellent options for teenagers, guest accommodation, home offices or hobby rooms.

Outside, the rear garden is a true highlight. Predominantly laid to lawn and framed by mature trees and established shrub borders, it provides a wonderful setting for children to play, summer entertaining and peaceful moments outdoors. The mature surroundings create a sense of privacy rarely found in such a convenient location.

West Park Lane enjoys an enviable position within easy reach of everything that makes Goring-by-Sea such a sought-after place to live. Independent shops, cafés and everyday amenities along Goring Road are just a short stroll away, while Durrington-on-Sea railway station offers direct links to London for commuters. Worthing's vibrant town centre, with its mix of shopping, dining, theatres and seafront attractions, is only a short drive away.



Hallway	
Cloakroom	
Sitting room	21'5 x 15'0 (6.53m x 4.57m )
Dining room	16'9 x 13'7 (5.11m x 4.14m )
Kitchen/breakfast room	14'8 x 12'1 (4.47m x 3.68m )
Utility room	9'3 x 5'6 (2.82m x 1.68m )
First floor landing	
Bedroom 1	14'9 x 13'7 (4.50m x 4.14m )
En-suite bathroom	
Bedroom 2	14'10 x 14'6 (4.52m x 4.42m )
Bedroom 3	16'7 x 13'4 (5.05m x 4.06m )
Bedroom 4	8'9 x 8'8 (2.67m x 2.64m )
Family bathroom	
Separate W.C.	
Second floor landing	
Bedroom 5	17'10 x 10'10 (5.44m x 3.30m )
Bedroom 6	17'10 x 12'5 (5.44m x 3.78m )
Garden	
Garage	
Driveway	
Solar panels	



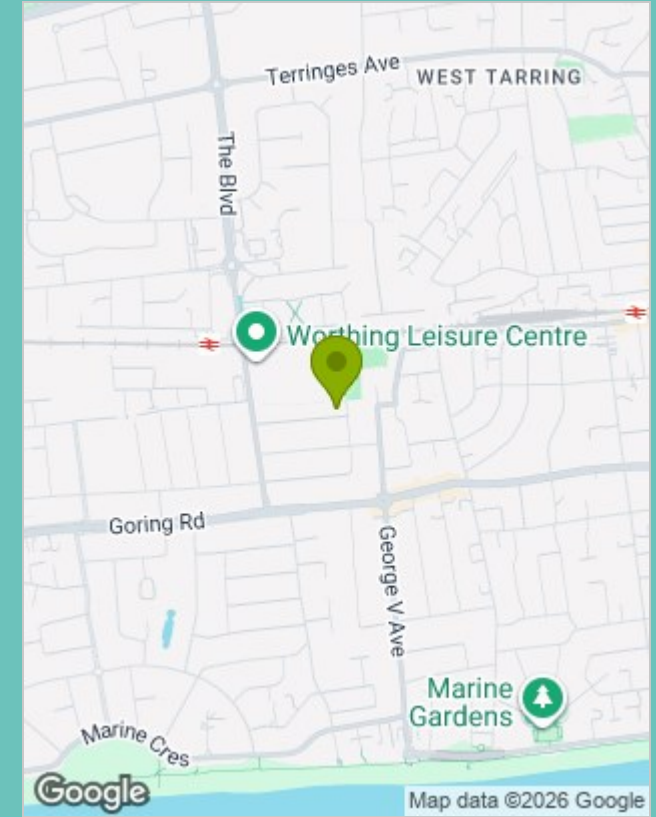


# Floor Plans

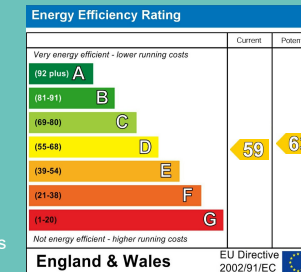
# Location Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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