



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£700,000**

**Freehold**

3x 1x 2x

**Sea Lane,  
Goring-By-Sea, West  
Sussex, BN12**

**cubitt & west**  
Helping you move forwards



## Main features

- Highly sought after coastal location
- Breathtaking sea views
- Private off-street parking & garage
- Scope to extend (subject to planning permissions)
- Large & sunny aspect garden

## Accommodation

### ENTRANCE HALL

Living Room: 16'10 x 12'9 (5.13m x 3.89m)

Dining Room: 15'6 x 12'9 (4.73m x 3.89m)

Kitchen: 12'0 x 9'5 (3.66m x 2.87m)

### LANDING

Bedroom 1: 17'0 x 12'9 (5.19m x 3.89m)

Bedroom 2: 15'5 x 12'9 (4.70m x 3.89m)

Bedroom 3: 11'0 x 9'5 (3.36m x 2.87m)

### Bathroom

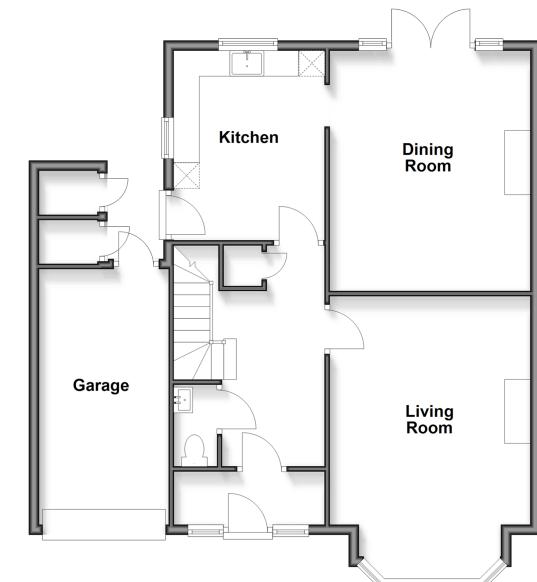
### OUTSIDE

Driveway Parking

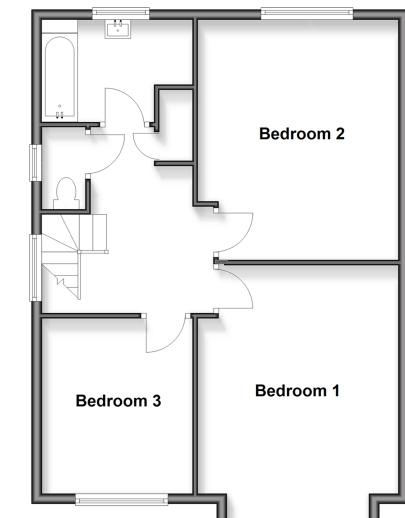
Double Garage

Front & Rear Gardens

**Ground Floor**  
Approx. 81.6 sq. metres (878.2 sq. feet)



**First Floor**  
Approx. 66.4 sq. metres (714.4 sq. feet)



**Call West Worthing - 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



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