



**Marine Drive, Goring-by-Sea, Worthing, BN12 4QN**

Guide Price **£1,950,000**

**Property Type:** Detached House

**Bedrooms:** 5

**Bathrooms:** 4

**Receptions:** 1

- Contemporary Five Bedroom Detached Luxury Home
- 3,200 Sq Ft\* Of Accommodation Split Over Three Floors \* approximately
- Prestigious Goring-By-Sea Beachfront Location
- Floor To Ceiling Windows Affording Stunning Panoramic Sea Views
- Feature First Floor Providing Expansive Open-Plan Living Space
- Opulent Master Suite Spanning Entire Second Floor
- Four Bedrooms, Utility Room and Garage To Ground Floor
- Secluded, Private South-Facing Front Garden with Sliding Gate
- Designer Landscaped Back Garden Ideal for Evening Entertaining
- State Of The Art Fixtures And Fittings Including Underfloor Heating



We are delighted to present this exceptional detached beachfront home, showcasing contemporary design and uninterrupted sea views — the epitome of luxury coastal living. Newly constructed, this exceptional four or five bedroom detached seafront residence offers a rare opportunity to enjoy modern coastal living at its finest. Set directly on the beachfront, the property spans across three meticulously designed floors, blending striking architectural elements with high-end interior finishes.



## INTERNAL

A double-height entrance lobby sets the tone on arrival, making an immediate impression with its open staircase, soaring ceiling, and stone-clad feature wall that seamlessly mirrors the exterior façade. Throughout the home, the interiors subtly draw from mid-century modern principles, creating a sophisticated yet welcoming atmosphere. Natural timber finishes introduce warmth and texture, while robust materials like natural stone provide a refined contrast — the interplay of these elements adds depth and a quiet sense of luxury to every room. To the left of the lobby, two generously sized ground-floor bedrooms are thoughtfully positioned, each offering direct access to the outdoors — one to the front garden and the other to the rear. These rooms share a beautifully appointed Jack and Jill bathroom, balancing comfort with convenience. Further into the home, a third spacious double bedroom with en suite shower room is joined by a versatile fourth room — ideal as a guest suite, home office, gym, or cosy snug — with doors opening westward onto the rear garden. Here, the evening sun pours in, creating an inviting, light-filled space for work or relaxation. Rear stair case offers alternative access to the 1st and 2nd floors. A fully equipped utility room with a built-in sink adds everyday practicality, while a stylish shower room with toilet, along with internal access to the double garage, ensures both functionality and comfort for residents and guests alike. To maximise the panoramic coastal outlook, the vast principal living area occupies the entire first floor. With a luxury open-plan Ashley Jay kitchen, two balconies, and floor-to-ceiling south-facing windows, the space is flooded with natural light and offers uninterrupted views of the ever-changing seascape — perfect for entertaining or simply unwinding in serene surroundings. Above, the expansive master suite commands the top floor — a private retreat complete with a separate dressing room and a full en suite bathroom. His-and-hers sinks, a freestanding bath with views over the seafront, and carefully considered finishes elevate this space into a sanctuary of calm and comfort. Meticulously planned, the layout flows effortlessly between spaces for cooking, dining, entertaining, and relaxing. With its perfect balance of form and function, this home has been thoughtfully designed for modern coastal living at its most elevated.

## EXTERNAL

The property is set within generous, landscaped grounds, featuring a private, south-facing front garden predominantly laid to lawn and enclosed by fencing and mature hedgerows for both privacy and tranquillity. A driveway with gated entrance leads to the generous integral garage, providing ample parking. To the rear, a paved garden area offers a different aspect, ideal for alfresco dining while enjoying the warmth of



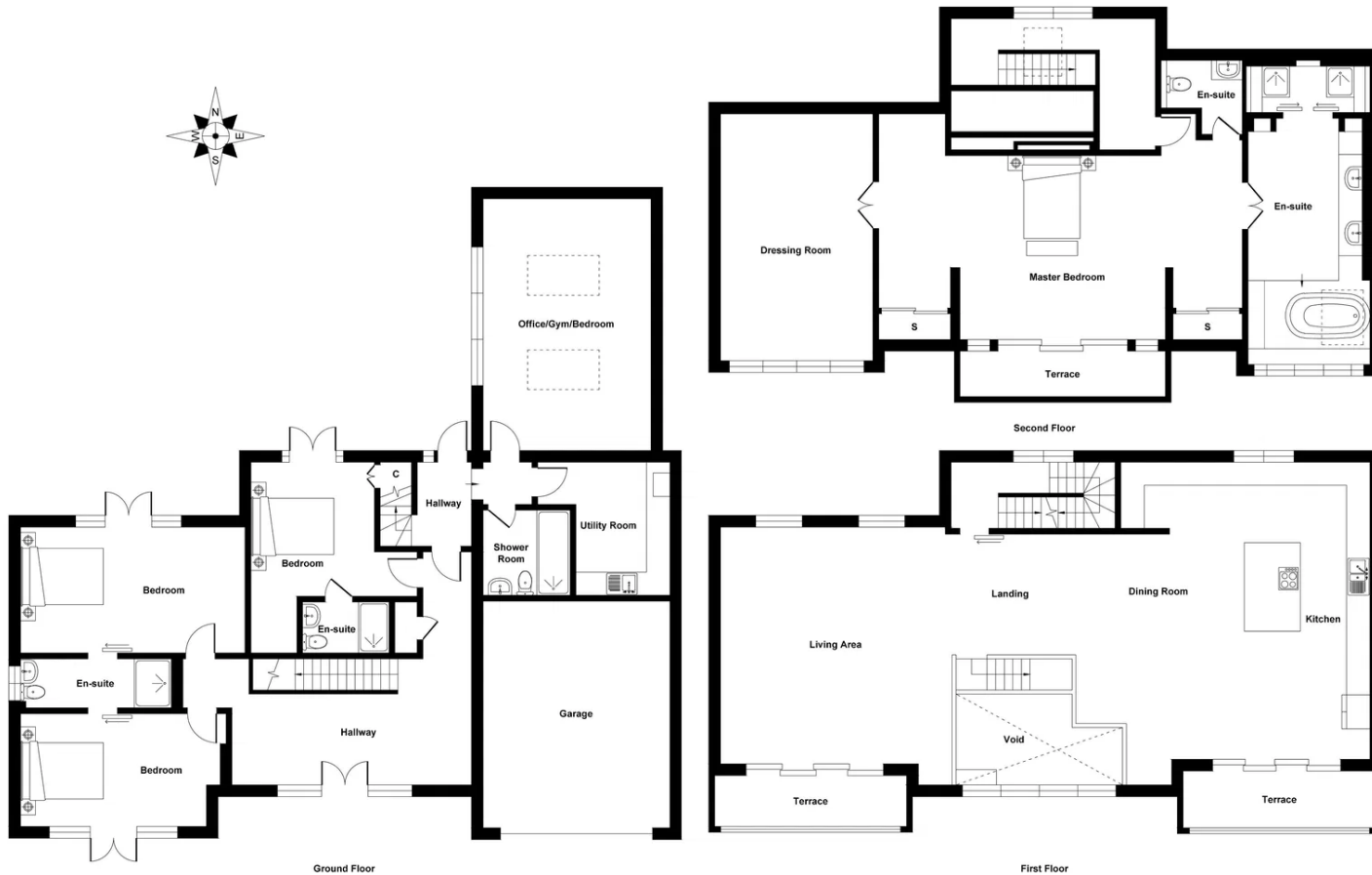


Illustration for identification purposes only, measurements are approximate, not to scale.



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