



**Shaftesbury Avenue, Goring-by-Sea, Worthing, BN12 4EB**

Guide Price **£825,000**





**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

- Detached 1920's House
- Four Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen / living/ Dining Area
- Bathroom & En-Suite Shower Room
- Wrap Around Secluded Garden
- Garage & Off Road Parking
- Original Features Throuhgout
- Private Roof Terrace
- Close To Transport Links

A well-presented 1920s detached home offering generous accommodation and a wealth of original character features throughout. The property comprises four double bedrooms, a family bathroom and ensuite, two reception rooms with working fireplaces, and a spacious kitchen/dining/living area. Externally, the home enjoys a secluded wrap-around garden with multiple seating areas, along with a garage and off-road parking. Ideally located in a popular residential area within easy walking distance of local transport links and shopping facilities.







## INTERNAL

The original front door opens into a generous entrance hall, showcasing beautiful period panelling and providing access to the ground floor WC and principal reception spaces. The ground floor offers two well-proportioned reception rooms, both enjoying dual-aspect windows and working log burners, creating warm and inviting living areas with excellent natural light. The spacious kitchen/dining room forms the heart of the home, featuring a striking sky lantern, a range of wall and base units, central island, electric Aga, integrated dishwasher, large fridge/freezer with drinks compartment, and ample space for a family dining table. Doors lead through to the lean-to/utility area which offers space and plumbing for washing machine, tumble dryer and sink and door out to the rear garden, enhancing the flow of the space. To the first floor, there are three comfortable double bedrooms, a family bathroom, and a separate WC. The primary bedroom benefits from dual-aspect windows and a private ensuite. The top floor provides access to a further double bedroom and a door opening onto the secluded roof terrace a rare and highly desirable feature.

## EXTERNAL

The property occupies a secluded corner plot, with an attractive front garden laid to lawn and framed by mature hedging for privacy. To the rear, the garden has been thoughtfully arranged to create an exceptional social and entertaining space, offering a variety of distinct seating and dining zones. These include a generous decked terrace, a spacious patio complete with bar and pizza oven, and further relaxed seating areas ideal for hosting family and friends throughout the year. Additional features include a timber shed, a personal door into the garage, and a gate providing access to the off-road parking. The off-road parking, situated just off Marlborough Road, leads directly to the garage.

## SITUATED

Ideally located in the highly sought-after area of Goring, the property sits within easy walking distance of the seafront and the wide range of local shops and amenities on Goring Road. Transport links are excellent, with West Worthing and Durrington railway stations both close by, along with regular bus services running along Goring Road. Worthing Town Centre, offering an extensive selection of shops, restaurants, pubs, cinemas, theatres and leisure facilities, is situated approximately 2.5 miles away.







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Approximate total area<sup>m</sup>

2164 ft<sup>2</sup>

201.1 m<sup>2</sup>

Balconies and terraces

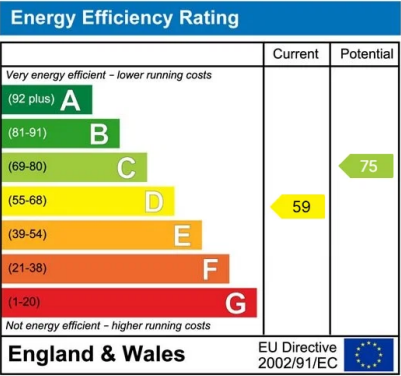
516 ft<sup>2</sup>

47.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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