



Marine Crescent, Goring-by-Sea, Worthing, BN12
£875,000



Property Type: Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 2

Tenure: Freehold

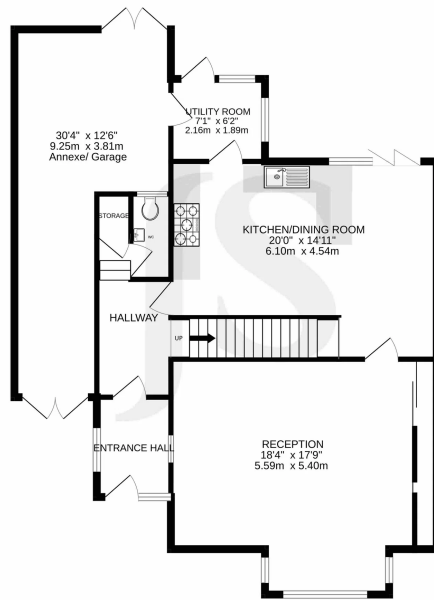
Council Tax Band: G

- Extended Seafront Detached House
- Four Bedrooms
- South Facing Spacious Lounge
- Kitchen/ Dining Room
- Ground Floor WC & Utility Room
- En Suite Bathroom & Shower Room
- Garage Room
- Direct Sea Views
- South Facing Balcony with Sea Views
- Horseshoe Driveway

We are delighted to offer to the market this impressive extended detached seafront residence, enjoying an enviable position with direct views across Goring promenade and the sea. The beautifully presented accommodation offers four bedrooms, a spacious south facing lounge, modern fitted kitchen/dining room, utility room and ground floor WC, together with an en-suite and contemporary shower room. A particular highlight is the south facing balcony, providing coastal views across the promenade towards the sea and Sea Lane Café. Further benefits include a garage room which could be converted into an annexe (subject to normal planning consent) . Substantial loft space offering excellent potential and a generous horseshoe driveway providing ample off road parking.



GROUND FLOOR



INTERNAL

The front door opens into a spacious entrance porch with ample room for coats and shoes, leading through to the entrance hall with a ground floor WC and useful storage cupboard. To the front is an impressive south facing lounge featuring a square bay window, log burner and fitted concealed storage. A further door leads into the modern kitchen/dining room, fitted with matching wall and base units, breakfast bar, integrated dishwasher and Rangemaster oven. There is space for a dining table and chairs, useful understairs storage and bi-fold doors opening onto the rear garden. The adjoining utility room provides space for additional appliances, access to the garden and a door into the garage room. The first floor offers four bedrooms, with the principal bedroom enjoying direct sea views, fitted wardrobes and sliding doors onto the south facing balcony. A spacious en-suite features a freestanding bath, walk in shower and fitted dressing area with wash basin and storage. Bedroom two also benefits from direct sea views and is currently used as a home office. A modern family shower room completes the first floor, while the property also benefits from a loft storage room with Velux windows.

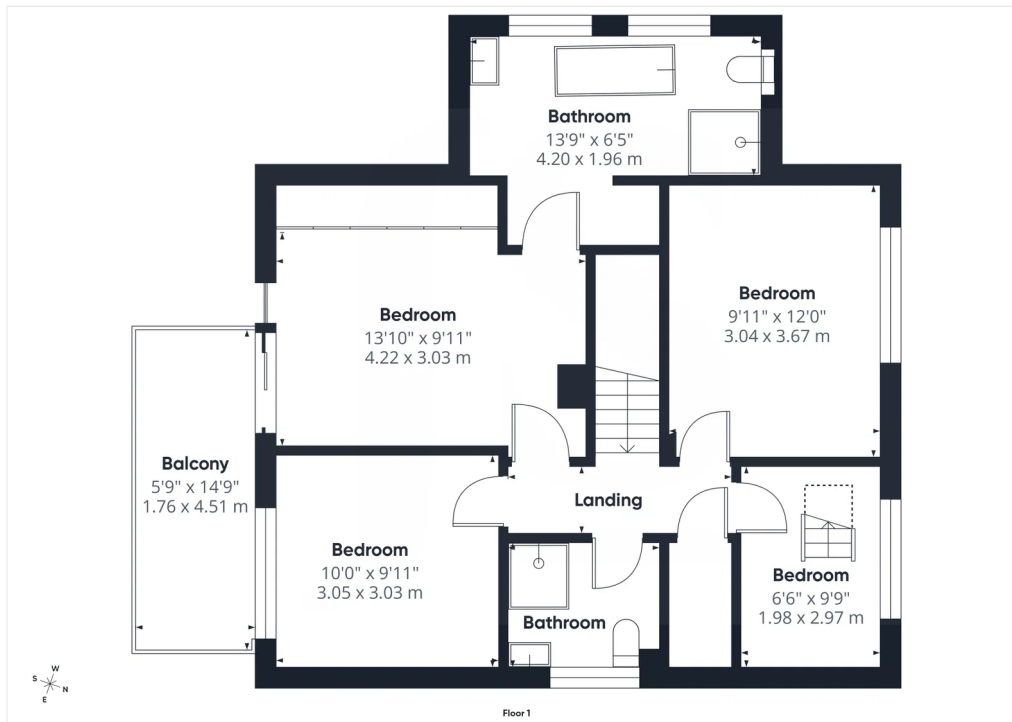
EXTERNAL

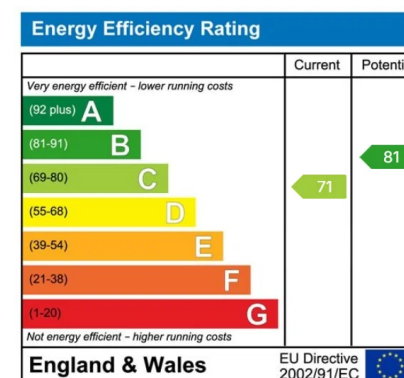
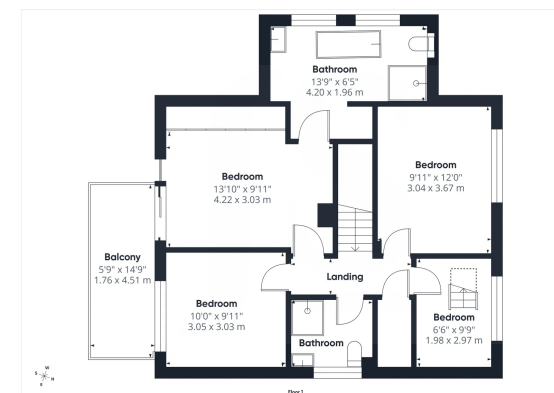
The property is approached via an attractive horseshoe driveway, laid to shingle and providing ample off-road parking. A central landscaped feature, complemented by established hedging and planting, creates an impressive and welcoming approach. Side access leads to the rear garden, while double doors provide direct access to the self-contained annexe. A particular highlight is the south-facing first-floor balcony, which enjoys direct sea views across Goring promenade towards Sea Lane Café.

The rear garden has been thoughtfully landscaped for both entertaining and relaxation, featuring a generous decked terrace with ample space for outdoor furniture and alfresco dining. A separate shingled corner provides an ideal setting for a fire pit and additional seating area, while a summer house, established hedging and mature planting further enhance the garden. Outdoor power is also available.

SITUATED

Ideally situated just across the road from Goring-by-Sea seafront, the property offers easy access to the promenade, providing scenic coastal walks and easy access to Sea Lane Café, . Worthing Sailing Club is also just 0.5 miles from the property. Local shopping facilities can be found on Goring Road, around 0.5 miles from the property, with regular bus services available nearby on Marine Crescent. For commuters, the nearest train station is Durrington-on-Sea, providing convenient links to surrounding areas.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.