

**JACKSON
GRIFFITHS**
— ESTATE AGENTS —

25 Drummond Road
Goring-by-Sea, BN12 4DX

Guide Price
£800,000

Property Features:

- Extended Four/Five bedroom Detached House
- Double Glazed Windows & Doors/Gas Central Heating
- Fantastic Open Plan Kitchen/Dining/Family room
- Further Separate Lounge/Snug/5th Bedroom
- Ground Floor Shower Room
- Separate Utility Room
- Four First Floor Bedrooms
- En-Suite Shower Room/wc
- Rear Garden & decking connecting the open plan living space
- Attached Garage - Off Street Car Parking - New Roof 2021

Location:

Situated in the highly sought-after coastal area of Goring, this property enjoys a desirable location close to the seafront, local shops, cafes, and a range of amenities. Goring is well-regarded for its relaxed community atmosphere, excellent local facilities, and beautiful coastal surroundings. Nearby Worthing Town Centre offers a wider choice of shopping, dining, and leisure options, easily accessible from this prime location. The area also provides convenient access to transport links, making it an appealing choice for those looking to enjoy a coastal lifestyle with easy connections to surrounding towns.

Disclaimer - "Please note: The appearance of the lawn in these images has been digitally enhanced using AI for illustrative purposes. The original photograph shows the lawn in its natural condition, and prospective purchasers should satisfy themselves as to the condition of the garden and lawn.



Property Description:

Discover this exceptional extended family home in Goring, offering versatile living spaces and a fantastic open-plan design, perfect for modern lifestyles.

Step inside the spacious entrance hall to find a welcoming and thoughtfully laid out ground floor being predominantly finished with stylish Karndean flooring. The heart of this home is the fantastic open-plan kitchen, dining, and family room. This bright and expansive area is ideal for entertaining and daily family life, seamlessly connecting to the rear garden through double-glazed bi-fold doors. The large kitchen area is well-appointed, providing ample space for culinary pursuits and social gatherings with a large centered Corian island worktop, incorporating an extensive range of drawers and storage, integrated dishwasher and wine cooler, inset sink and drainer, Siemens induction hob, concealed extractor and three pendant downlighters above. There are further large floor to ceiling cupboards along with further integrated appliances which includes a fridge, separate freezer, two AEG fitted ovens and a compact microwave oven and grill with warming drawer beneath. The room is further enhanced by inset spotlights which can all be voice controlled (by Alexa) and a stunning feature roof lantern creating a bright and inviting space.

A separate utility room adds to the practicality of the ground floor, offering additional space for appliances, laundry and storage, helping to keep the main living areas clutter-free and also houses the wall mounted gas boiler as well as having a double glazed window and door out to the rear garden.

For those seeking a quieter retreat, a further separate lounge or snug at the front of the property offers a versatile space, perfect for relaxation or as a fifth bedroom if required. This adaptability is enhanced by a convenient fully tiled ground floor shower room with a WC, wash hand basin, heated towel rail, tiled flooring and a double glazed window, providing excellent flexibility for guests or multi-generational living.

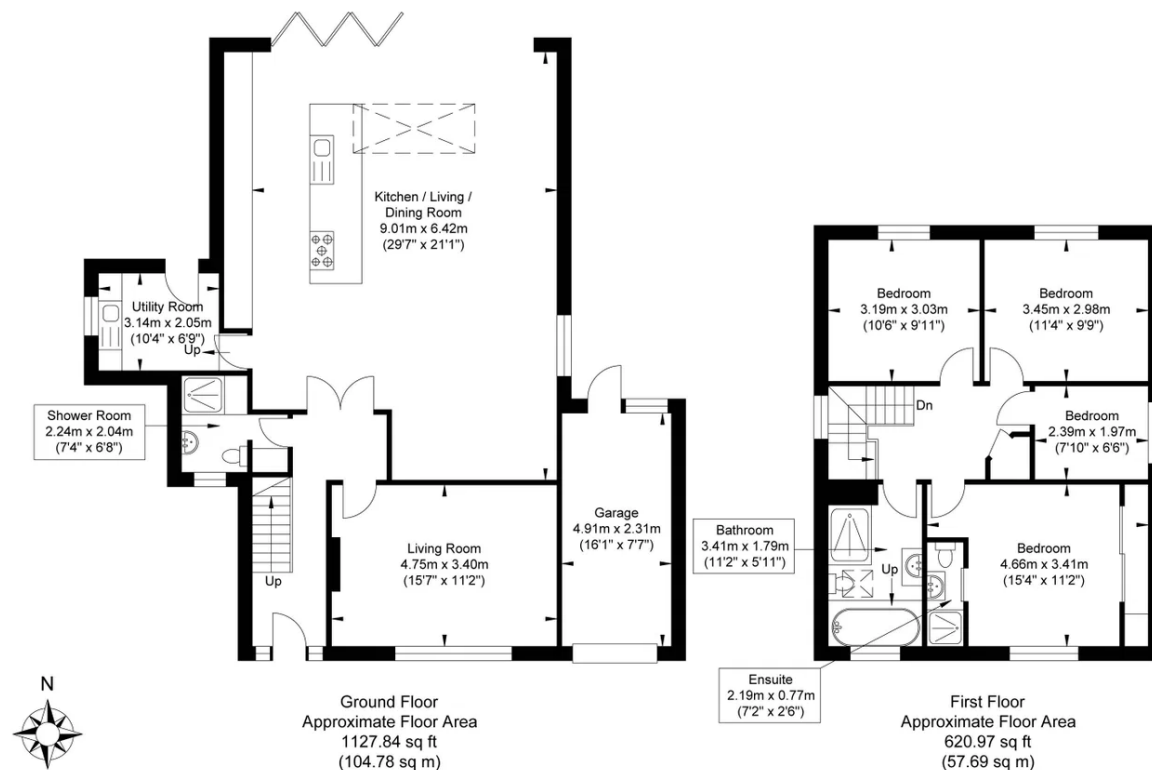
Upstairs, the first floor hosts four well-proportioned bedrooms, providing comfortable accommodation for the entire family. The principal bedroom benefits from its own en-suite shower room and WC, offering a private sanctuary. A further stunning family bathroom serves the remaining bedrooms, ensuring convenience for all, which includes a freestanding bath with stylish floor mounted taps, a separate fully tiled shower cubicle, with a hand held attachment and rainfall shower over, wash hand basin with useful storage drawers beneath, low level WC suite, recessed shelving, heated towel rail and under floor heating, velux window and double glazed window.

Outside, the rear garden features a full width area of decking which extends to the West side (which gives access to the front garden via a side gate) of the house that beautifully connects with the open-plan living space, creating an ideal area for outdoor dining and relaxation, as well as having outdoor lighting. To the East side of the property is a graveled area that leads to an attached garage, whilst the front garden has an area of lawn with a large area of block paving providing off-street car parking for several vehicles, caravan or camper van.





Drummond Road



Approximate Gross Internal Area (Including Garage) = 162.47 sq m / 1748.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Additional information:

Should a purchaser have an offer accepted on a property marketed by us, they will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement and is carried out via a specialist third-party provider. The cost is £45 + VAT per purchaser, payable in advance once an offer is agreed and prior to the sales memorandum being issued. This fee is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing

Strictly by appointment through Jackson Griffiths

01903 802772 | info@jacksongriffiths.co.uk

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

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