



- **THREE BEDROOM FAMILY HOME**
- **16FT LOUNGE, 16FT KITCHEN, 13FT CONSERVATORY**
- **SUBSTANTIAL CORNER PLOT**
- **SOUTH/WEST FACING GARDEN**
- **GARAGE AND OFF ROAD PARKING**
- **EXCELLENT PRESENTATION THROUGHOUT**



Melbourne Road
 Worthing BN12 4RZ

£415,000

A spacious three bedroom, end of terrace, family home presented to a very high standard and which has seen many improvements including a new roof. Situated in the popular residential location of Goring-by-Sea and being close to the sea front, local shops, amenities and a bus stop as well as being in the West Park & Goring first school catchment. Accommodation comprises of an entrance hall, 16ft6 lounge, modern fitted kitchen a 13ft2 South facing conservatory and a cloakroom. To the first floor are three bedrooms and modern bathroom. Other benefits include GFCH and double glazing throughout. Outside there is a feature, enclosed wrap around garden, an above average size garage and a driveway providing off road parking. Viewings are strongly advised to fully appreciate the quality of this property.

Entrance Porch

Covered with a brick base and double glazed side panels.

Entrance Hall

Double glazed front door. Double glazed window to the front. Under stairs storage cupboard with lighting. Additional cloaks cupboard. Double panel radiator. Inset ceiling spot lights.

Lounge 16' 6" x 14' 0" into bay (5.03m x 4.26m)

Double aspect room with a double glazed bay window to the side and a double glazed window to the front. Wood burner with timber mantle. Double panel radiator. Inset ceiling spot lights.

Kitchen 15' 9" x 9' 8" (4.80m x 2.94m)

Double glazed door leading to the conservatory. Double glazed window to the side. Roll edge worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards including glass fronted display cabinets. Wine rack. Space for an range cooker with an extractor hood over. Space and plumbing for a washing machine and dishwasher. Space for an American style fridge freezer. Inset ceiling spot lights.

Conservatory 13' 2" x 10' 8" (4.01m x 3.25m)

Brick base with double opening double glazed doors to the garden. Double glazed windows to 3 sides. Double panel radiator.

Cloakroom

Double glazed window to the side. Low level WC. Wash hand basin with vanity cupboard. Vertical towel radiator. Inset ceiling spot lights.

First Floor Landing

Double glazed picture window to the front. Loft access. Inset ceiling spot lights.

Bedroom 1 14' 0" x 9' 10" (4.26m x 2.99m)

Two double glazed windows to the side. Built in double wardrobe with storage boxes over. Double panel radiator.

Bedroom 2 11' 2" x 9' 9" (3.40m x 2.97m)

Two double glazed windows to the side. Built in double wardrobe with storage boxes over. Double panel radiator.

Bedroom 3 11' 0" x 6' 3" (3.35m x 1.90m)

Double glazed window to the side. Double panel radiator.

Family Bathroom 6' 3" x 5' 5" (1.90m x 1.65m)

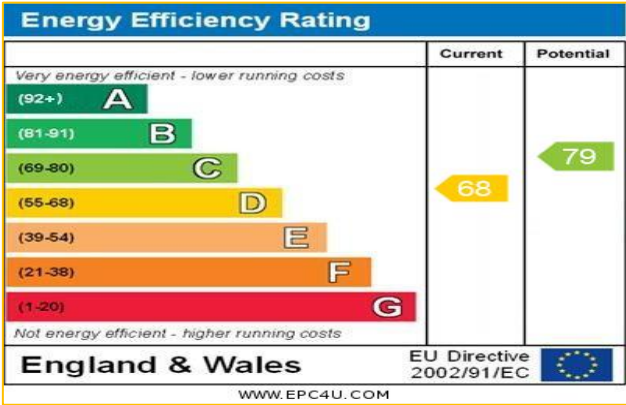
Tiled room with a double glazed window to the side. B-shape shower bath with a mixer tap and hand held microphone style shower attachment and rain shower over. Wash hand basin. Low level WC. Heated towel rail. Inset ceiling spot lights. Bluetooth and shaver point.

Garage & Driveway 17' 4" x 11' 3" (5.28m x 3.43m)

Above average size with an up and over door. Double glazed door and window to the side. Power and light. Off road parking for one car.

Gardens

Enclosed wrap around gardens to 3 sides with a South facing section leading to the garage with mature trees, areas of lawn and mature bushes.



Melbourne Road, Goring By Sea, BN12 4RZ

Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft

Garage = 18.7 sq m / 201 sq ft

Total = 122.0 sq m / 1313 sq ft

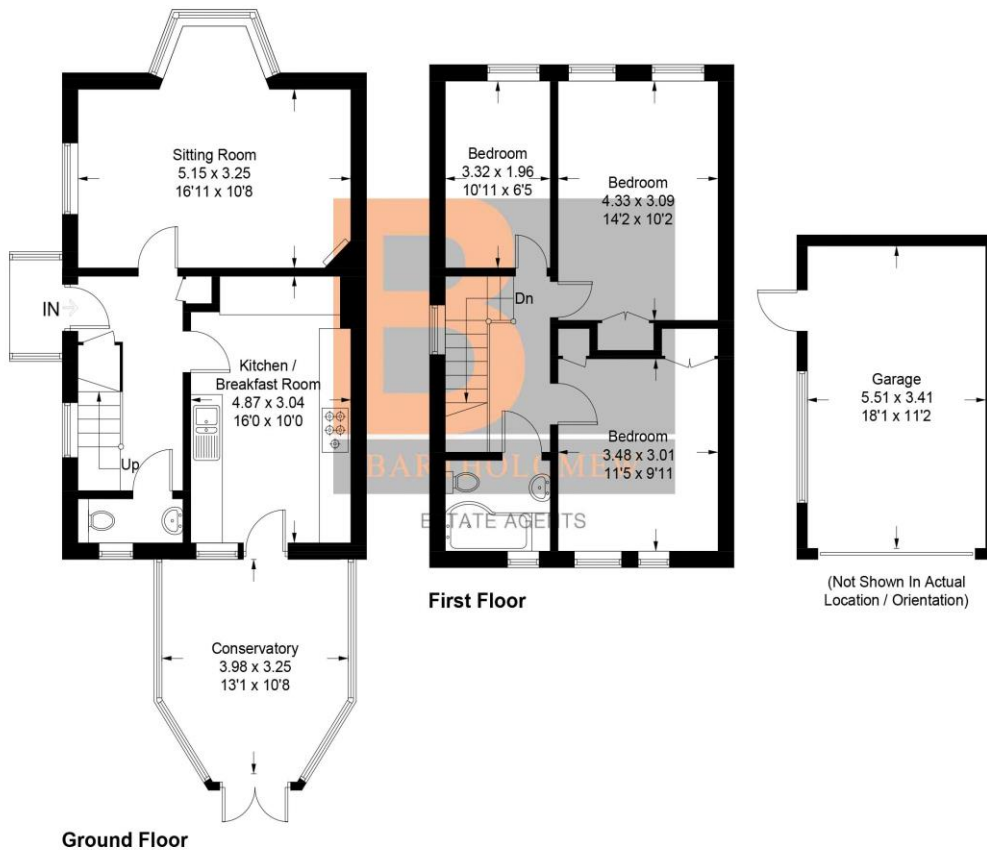


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traditional values modern thinking