



12 Arlington Close, Goring-By-Sea, Worthing, BN12 4ST

Guide Price £900,000 - £950,000



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- ** Guide Price £900,000 - £950,000 **
- Just a short stroll from the seafront and beach, offering the perfect coastal lifestyle.
- Excellent transport links with regular bus services nearby and Goring-by-Sea mainline railway station within walking distance.
- Stunning open-plan kitchen/breakfast room flowing into a superb reception room overlooking the rear garden.
- Ample off-road parking, gas-fired central heating and double glazing throughout.
- Prestigious position within the highly sought-after Goring Hall Estate, one of Worthing's premier residential locations.
- Conveniently located close to local shops, cafés and everyday amenities.
- Substantial detached family home with versatile and spacious accommodation extending over two floors.
- Beautifully landscaped West-facing rear garden featuring a raised patio, sheltered barbecue area and ornamental water feature.
- Call now to arrange your private viewing tour.

**** Guide Price £900,000 - £950,000 ** Total floor area 190 square metres**

Situated within the highly regarded Goring Hall Estate, just moments from the beach & within easy reach of local shops, regular bus services & Goring-by-Sea railway station, this substantial detached family home occupies one of Worthing's most desirable positions. Offering an enviable lifestyle with excellent amenities & transport links close at hand, the property combines generous accommodation with a stunning west-facing garden.

The accommodation is arranged over two floors & briefly comprises an entrance porch leading into a spacious entrance hall with a ground floor cloakroom. A beautifully appointed kitchen leads into an open plan family room with a breakfast area overlooking the garden, creating a wonderful space for modern family living and entertaining. The kitchen also leads directly to a garage which has an electric up & over door, and is where a water softener is housed. A living room with concertina doors opens into the dining room providing flexible & spacious accommodation. The former garage has been converted to create an additional bedroom/home office, complete with its own en-suite shower room.

To the first floor are three double bedrooms, with the principal suite benefiting from an en-suite shower room. A luxurious family bathroom featuring both bath & separate shower is complemented by a separate WC.

Externally, the front of the property has been attractively arranged with a Yorkstone driveway providing ample off-road parking. The West-facing rear garden is a particular feature being predominantly laid to lawn with a raised patio area, purpose-built sheltered BBQ area and an attractive water feature that meanders through the garden, creating a peaceful and private setting.

Further benefits include gas central heating & double glazing throughout.

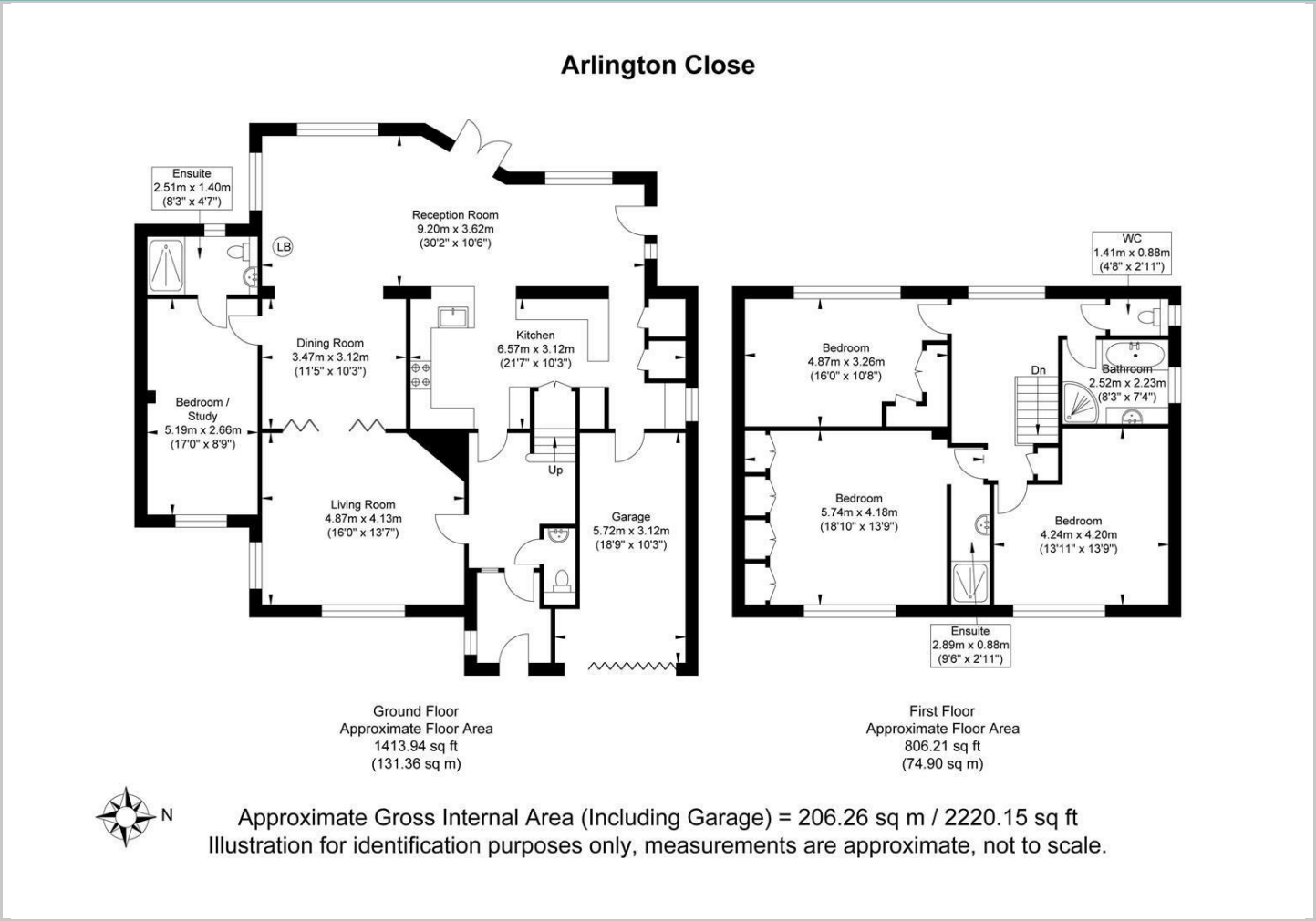


Entrance porch	
Entrance hall	
Kitchen	21'7 x 10'3 (6.58m x 3.12m)
Reception room	30'2 x 10'6 (9.19m x 3.20m)
Dining area	11'5 x 10'3 (3.48m x 3.12m)
Living room	16'0 x 13'7 (4.88m x 4.14m)
Ground floor bedroom/study	17'0 x 8'9 (5.18m x 2.67m)
Ensuite shower room	
Ground floor w/c	
Stairs to first floor	
Bedroom 18'10 x 13'9	
En-suite shower room	
Bedroom	16'0 x 10'8 (4.88m x 3.25m)
Bedroom	13'11 x 13'9 (4.24m x 4.19m)
Family bath & shower room	8'3 x 7'4 (2.51m x 2.24m)
Separate w/c	
Integral garage	18'9 x 10'3 (5.72m x 3.12m)





Floor Plans



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

