

Angus Road, Goring-by-Sea, Worthing, BN12

Offers Over **£625,000**

Jacobs | Steel









Property Type: Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Extended Detached House
- Four Bedrooms
- Open Plan kitchen/ dining/ living area
- Separate Lounge
- Ground Floor WC
- Bathroom & Separate WC
- South Facing Rear Garden
- 0.5 Miles From Goring Seafront
- Close To Local Shopping Facilities
- Local Schools Nearby

We are delighted to offer to the market a well presented, extended, detached house. The property offers four bedrooms, separate lounge, extended, open plan kitchen/ dining living space, ground floor WC, bathroom and separate WC. The property offers a secluded south facing rear garden and front garden. Situated in a popular residential area located just half a mile from Goring-By-Sea Seafront, local shopping facilities nearby and local schools nearby.





INTERNAL

The front door opens into a welcoming entrance hall, with access to a storage cupboard, ground floor WC, and all principal ground floor rooms. To the front of the property is a separate lounge featuring original oak flooring and built-in alcove shelving and storage. To the rear, the impressive open-plan kitchen/dining/living room is a real highlight of the home. The kitchen is fitted with a range of wall and base units, complemented by quartz work surfaces and a matching quartz splashback. Integrated appliances include a dishwasher and Rangemaster oven, along with a Quooker instant hot tap. There is space for a fridge/freezer, as well as shelving and a cupboard housing the boiler. Door leading out to the lean to which offers space and plumbing for washing machine and tumble dryer. The room offers ample space for a dining table and sofas, with double doors opening out to the south-facing rear garden. On the first floor, there are four bedrooms, a family bathroom, and a separate WC. The primary bedroom benefits from built-in wardrobes and original floorboards. Bedroom two also features built-in wardrobes, while bedroom four is fitted with a desk and wardrobes.

EXTERNAL

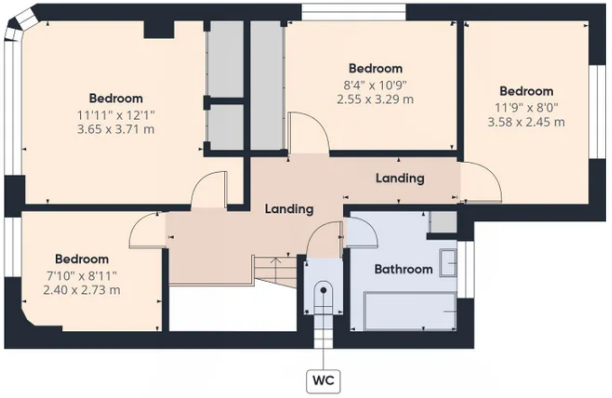
To the front of the property, the garden is laid to lawn with established hedges and rose bushes, alongside a pathway leading to the front door and a timber gate providing access to the lean-to. A shared driveway runs to the side, offering gated access to the rear garden. The vendors have obtained council approval for a dropped kerb, should the new owner wish to proceed. The south-facing rear garden is a particular feature of the property, being mainly laid to lawn and complemented by two patio areas, raised decking, a pond, timber storage, and well-established flowerbeds.

SITUATED

On Angus Road, this detached house is just a short distance from the shopping facilities on Goring Road, including coffee shops, convenience stores, banks, and a pharmacy. Bus routes are available along the adjacent Goring Road, and Goring Beach is less than half a mile away offering wonderful walks towards, Sea Lane Cafe, Ferring & Worthing Town Centre along the promenade. The nearest train station is Durrington-on-Sea, approximately 0.6 miles away, while Worthing town centre is around 1.7 miles from the property.



Ground Floor





Floor 1

Approximate total area(1)

1259 ft²

116.9 m²

(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.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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