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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



56 The Strand, Goring-By-Sea, Worthing, BN12 6DN

Guide price £525,000





56 The Strand

Goring-By-Sea, Worthing, BN12 6DN

- Versatile Family Home
- Ground Floor Shower Room
- Modern Fitted Kitchen/Breakfast Room
- Off Road Parking
- Timber Cabin With Power & Light
- Ground Floor Bedroom
- Lounge/Diner
- Conservatory
- Feature Rear Garden
- Viewing Recommended

A wonderfully extended three/four bedroom family home positioned in this popular residential area.

The accommodation comprises enclosed entrance porch leading into spacious entrance hall with built in storage cupboards, bay fronted living room with feature fireplace and an archway opening into the dining room. There are sliding doors into the conservatory and double doors opening into bedroom four, which benefits from a shower room and separate W/C. The kitchen/breakfast room is well fitted, offering glass display cabinets and solid work surfaces.

Stairs lead to the first floor landing, with access to loft storage via a pull down ladder, three good size bedrooms, and a modern family bathroom.

Externally, to the front of the property is a landscaped lawn with off road parking. To the rear, the garden is a particular feature, boasting an Indian sandstone patio, lawned areas, maturing tree and shrub lined borders, along with a timber cabin with power and lighting.

In our opinion, internal viewing is essential to fully appreciate the overall size and superb condition of this beautiful home.

Situated in The Strand, local shops can be found nearby at both Strand Parade and Boxgrove. The nearest mainline railway station is Durrington-on-Sea, offering excellent links to most major towns and cities, and regular bus services also operate throughout the area.



Enclosed Entrance Porch With Part Glazed Door
Spacious Entrance Hall 6'2 x 13'5 (1.88m x 4.09m)
Bay Fronted Lounge Area 14'8 x 12'2 (4.47m x 3.71m)
Dining Area 12'8 x 10'7 (3.86m x 3.23m)
Sliding Doors Onto Conservatory 7'2 x 9'5 (2.18m x 2.87m)
Ground Floor Bedroom Four 11'1 x 7" (3.38m x 2.13m)
Luxury Ground Floor Shower Room
Separate W/C
Contemporary Kitchen/Diner 17'5 x 7'6 (5.31m x 2.29m)
Stairs To First Floor Landing With Access To Loft
Bay Fronted Bedroom One 14'3 x 11'3 (4.34m x 3.43m)
Bedroom Two 12'11 x 10'8 (3.94m x 3.25m)
Bedroom Three 8'11 x 7'3 (2.72m x 2.21m)
Fitted Family Bathroom 7'6 x 7'11 (2.29m x 2.41m)
Landscaped Fronted Garden
Off Road Parking
Roller Shutter Door To Front Section Of Garage
Well Stocked Rear Garden
Timber Garden Cabin



Floor Plans

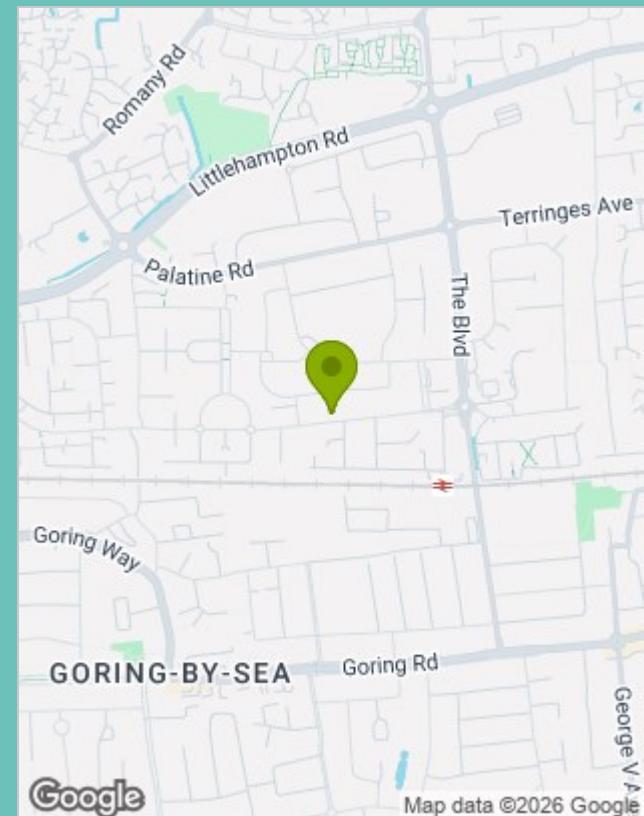


Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

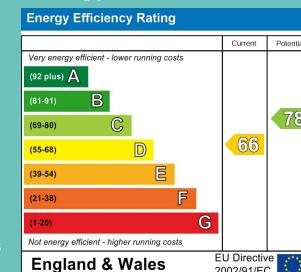
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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Location Map



Energy Performance Graph



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