

25 Courtlands Close

Goring-by-Sea, BN12 4BT

Offers Over

£550,000

Location:

Situated in the highly sought-after area of South Goring, the property occupies a quiet cul-de-sac position within a desirable residential setting. Goring seafront is less than a third of a mile away, providing easy access to the beach and beautiful coastal walks, while the nearby Goring Road and surrounding area offer a range of local shops, cafés and everyday amenities.

Worthing town centre is within easy reach and provides a more comprehensive range of shopping, leisure and recreational facilities, including the seafront promenade, restaurants, cafés and the mainline railway station. The property also benefits from excellent transport links, with regular bus services providing access towards Worthing, Goring, Ferring and surrounding areas.

For those seeking a coastal lifestyle in a peaceful residential location, this property offers an excellent combination of quiet surroundings, convenient amenities and easy access to the seafront.



Key Features:

- Detached three bedroom family house
- Large Landing | Potential to add a fourth bedroom
- Three reception rooms
- Fitted kitchen
- Ground floor wc | Fitted shower room
- Detached Garage
- Private drive
- Southerly/Westerly aspect rear garden
- Convenient location
- Chain free

Property Description:

The property is approached via a sheltered entrance which opens into a spacious entrance hall/dining room, featuring an attractive spiral staircase and providing access to the dual-aspect kitchen. The kitchen benefits from a bay window overlooking the landscaped front garden.

From the entrance hall/dining room, you are led into two impressive, light and airy reception rooms which interconnect to create a generous living space measuring approximately 24'6" x 14'4". The room enjoys a southerly/westerly aspect, with two bay windows allowing plenty of natural light, together with sliding doors opening directly onto the southerly-facing rear garden. A useful downstairs WC completes the ground floor accommodation.

On the first floor, there is a spacious open landing with the impressive spiral staircase continuing from the ground floor. The landing also offers potential to create a fourth bedroom, subject to the necessary permissions and alterations. There are three well-proportioned double bedrooms, along with a shower room.

Externally, the property benefits from a detached pitched-roof garage measuring approximately 18'9" x 12'6", with a block-paved driveway providing parking in front. A paved pathway runs alongside the garage and through the landscaped front garden to the main entrance, while continuing down the side of the property to the attractive southerly/westerly-facing rear garden.

The rear garden has been thoughtfully landscaped and can also be accessed via a rear gate from Courtlands Way, providing convenient additional access.





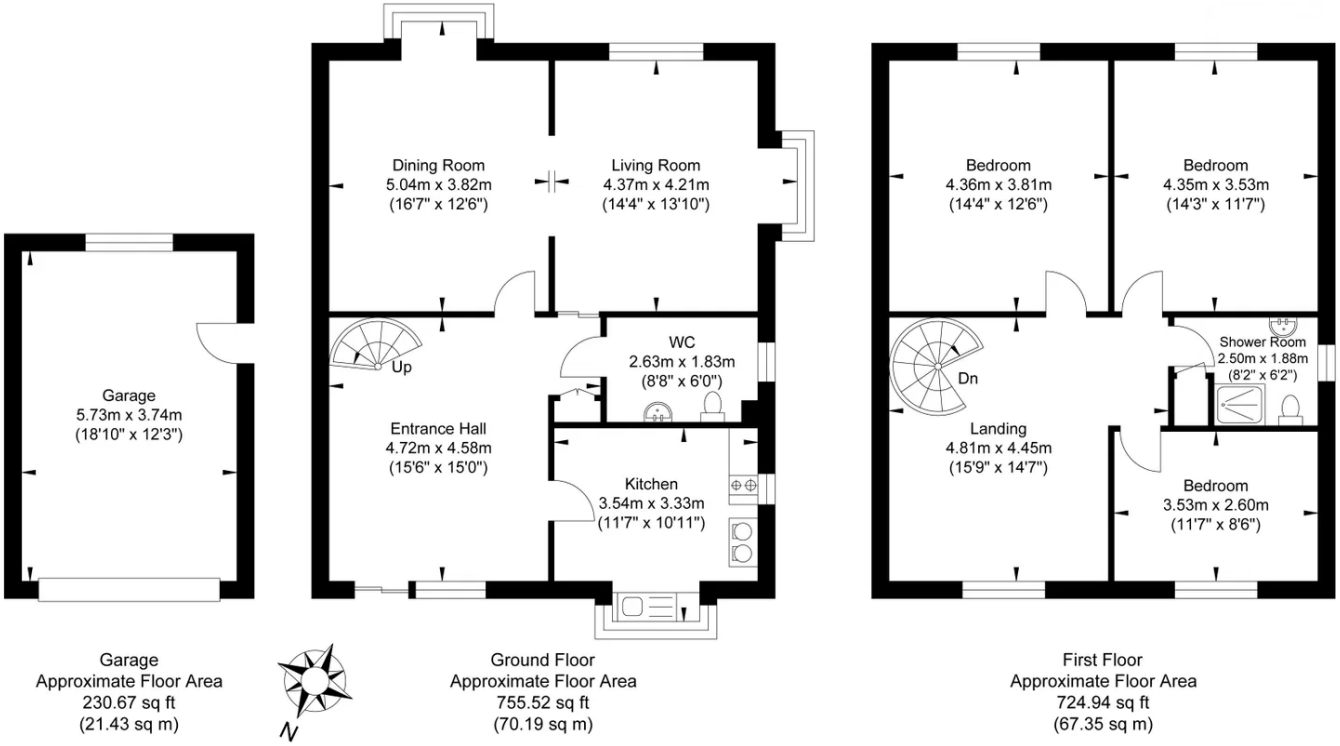








Courtlands Close



Garage
Approximate Floor Area
230.67 sq ft
(21.43 sq m)

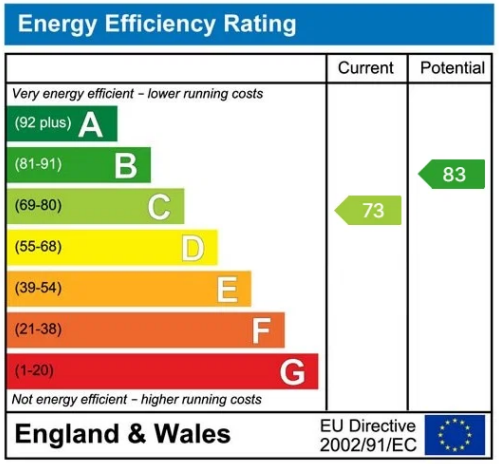
Ground Floor
Approximate Floor Area
755.52 sq ft
(70.19 sq m)

First Floor
Approximate Floor Area
724.94 sq ft
(67.35 sq m)

Approximate Gross Internal Area (Excluding Garage) = 137.54 sq m / 1480.46 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.



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.

JACKSON GRIFFITHS
ESTATE AGENTS