ARLINGTON AVENUE

GORING-BY-SEA

MAXWELL HARRINGTON



Maxwell Harrington are delighted to offer for sale this 1707 sq ft three-bedroom detached house, situated in the popular Goring Hall area and within walking distance of Goring Beach.

The property offers an excellent opportunity for buyers seeking a home in this highly regarded residential location, conveniently positioned for the seafront and the local amenities of Goring-by-Sea.

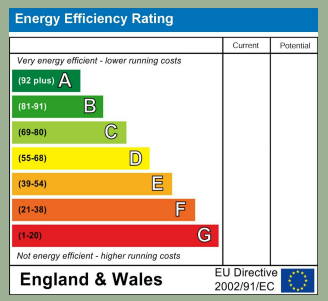
The accommodation begins with an entrance porch leading into a welcoming hallway. The living room leads through to a second sitting area, enjoying views over the rear garden, creating a lovely space in which to relax. There is also a separate dining room and a separate kitchen with access to a useful utility room. A ground-floor cloakroom completes the ground-floor accommodation.

On the first floor, the landing provides additional versatility, with space currently used as a study area. There are three bedrooms, served by a main bathroom and a separate WC.

Outside, the rear garden enjoys a desirable westerly aspect, providing an excellent space to enjoy the afternoon and evening sunshine. The garden features a patio area, lawn, and a variety of flowers and established shrubs. To the front, a driveway provides ample off-road parking and leads to a tandem garage.

The property is ideally positioned within the highly sought-after Goring Hall area, a popular residential location renowned for its attractive surroundings and convenient access to the coast. Goring Beach is within walking distance, offering the perfect setting for seaside strolls, coastal walks and enjoying the relaxed lifestyle this desirable part of Worthing has to offer. The area also benefits from nearby green spaces, including the picturesque Goring Gap and the renowned Highdown Gardens. Goring-by-Sea offers a range of local shops, cafés and everyday amenities, with the more extensive shopping, restaurants, leisure facilities and seafront attractions of Worthing town centre easily accessible. For commuters, both Goring-by-Sea and Durrington-on-Sea railway stations are conveniently located nearby, providing regular services along the south coast towards Brighton and Portsmouth, with connections for London and other destinations. Local bus services and road links, including the A259, further enhance accessibility to neighbouring coastal towns and the wider area.

GUIDE PRICE £850,000









- 1707 sq ft property
- 15'5 x 14' Living room
- 15'10 x 10' Second sitting area
- Utility room
- West facing rear garden
- Three bedroom detached house
- 14' x 13'11 Dining room
- 16' x 10'6 Separate Kitchen
- Downstairs cloakroom
- Tandem garage with driveway for ample parking











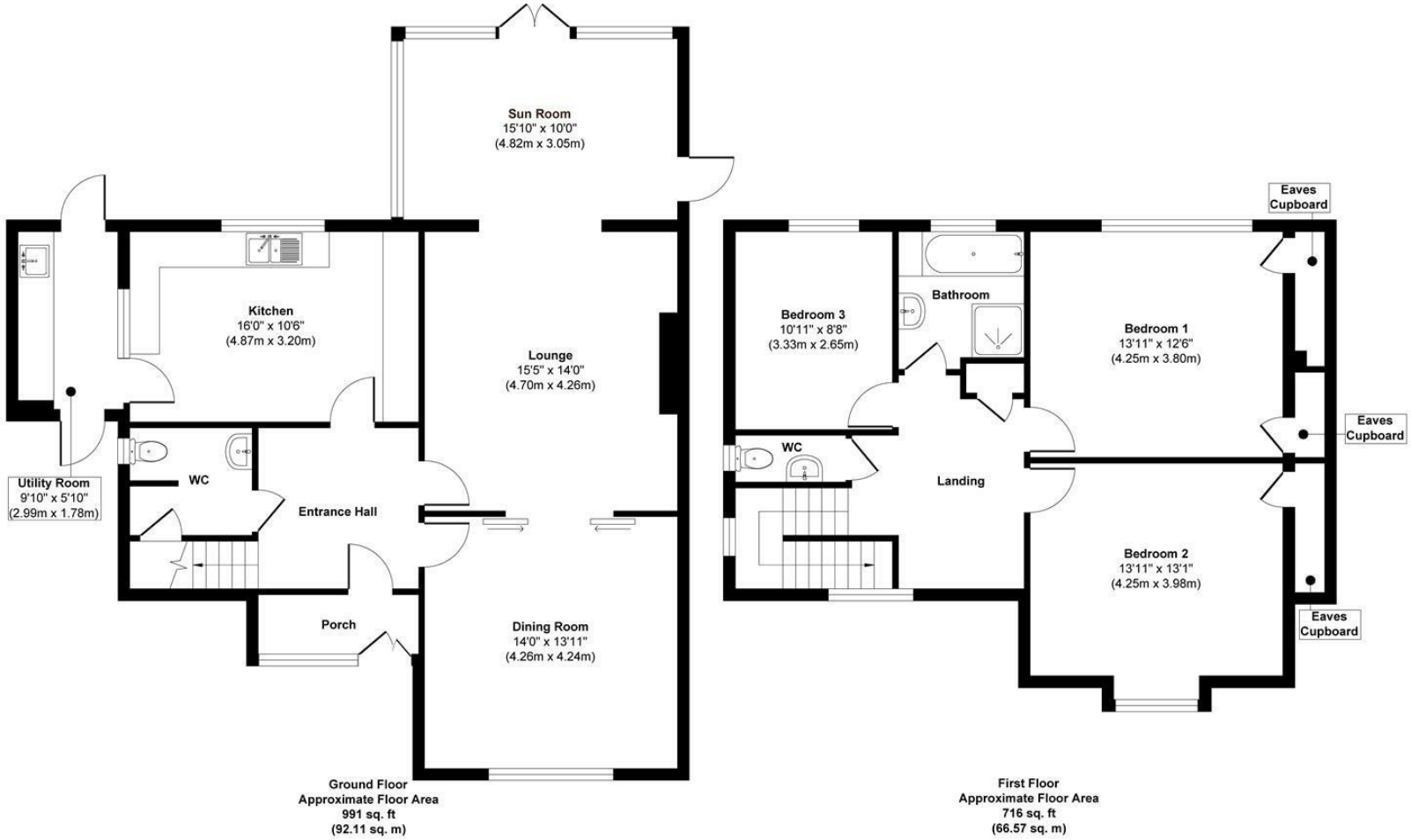












Approx. Gross Internal Floor Area 1707 sq. ft / 158.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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