



Marine Drive, Worthing, BN12 4QN
£1,150,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: C

- Detached Seafront House
- Three Reception Rooms
- Kitchen/Breakfast Room
- Two Utility Rooms
- Four Double Bedrooms
- Bathroom and Newly Fitted Ensuite
- South/West Balcony
- South Facing Garden
- Sea Views
- Double Garage.

Substantial Seafront Family Home in Sought-After Goring Hall with Sea Views, Balcony, Wrap-Around Gardens & Double Garage.





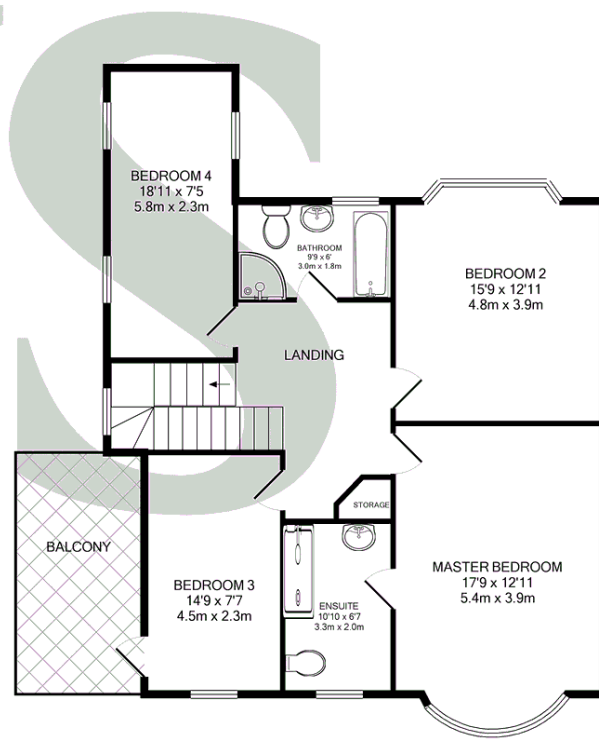
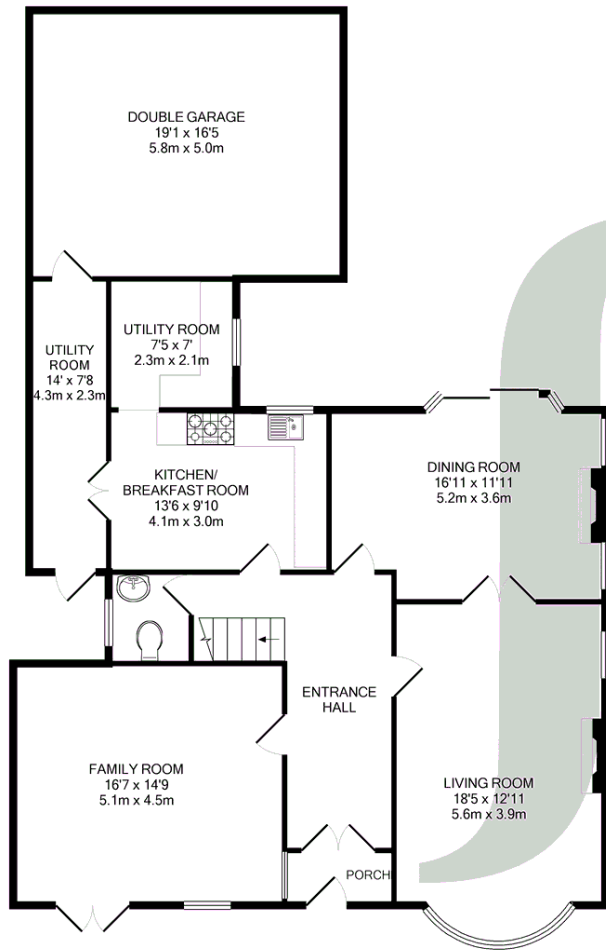
The impressive main living room benefits from a dual aspect, including a large south-facing bay window that fills the space with natural light. Double doors open into a formal dining room with a charming feature fireplace and double-glazed sliding doors leading out to the side garden and driveway—perfect for entertaining or family gatherings. A further reception room to the front of the property provides an ideal family room and benefits from double-glazed doors opening onto the south-facing rear garden. The kitchen is fitted with solid wood units and offers space for a kitchen table and chairs, creating a practical and sociable family area. Leading from the kitchen are two useful utility spaces, one of which provides convenient internal access to the garage.

Upstairs, the first floor mirrors the generous proportions of the ground floor and comprises four substantial double bedrooms. The principal bedroom enjoys stunning sea views and its own en-suite bathroom. The third bedroom also benefits from direct sea views and features a door opening onto a south-west facing balcony, providing the perfect spot to enjoy the coastal outlook. The modern family bathroom is fitted with a contemporary white suite and includes both a bath and a separate shower cubicle.

The wrap-around gardens provide excellent outdoor space for the whole family. The main garden enjoys a sunny south-facing aspect and is beautifully landscaped with well-stocked flower and shrub borders, a small pond, and patio areas ideal for relaxing or entertaining. The side garden is mainly laid to lawn and enclosed by a charming picket fence. To the rear of the property, a generous driveway provides off-road parking for multiple vehicles and access to a double garage.



Located in a highly sought-after position within the desirable Goring Hall area, Marine Drive enjoys an enviable seafront setting with the promenade quite literally on your doorstep. The popular Sea Lane Café is just a five-minute walk away, perfect for relaxed coastal dining and coffee by the sea. Goring-by-Sea train station is approximately 0.9 miles away, providing convenient transport links, while a selection of shops, cafés and everyday amenities can be found nearby at Aldsworth Parade and Mulberry Parade.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

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