



Forest Lane, Castle Goring, Worthing, BN13 3FD

Guide Price **£725,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Stunning Home
- Three/Four Double Bedrooms
- Over Approx 1/3 Acre Plot
- Semi Rural Location
- Large South/West Facing Garden
- Incredible Views
- Open Plan Kitchen/Breakfast Room
- Bathroom & Ensuite
- Off Road Parking and Garage
- Private Gated Development

Forest Barn Mews is a beautifully presented semi-rural property with truly stunning, uninterrupted views across the Sussex countryside. Built 18 years ago by master craftsmen, the home exudes quality throughout. It combines the charm of a country cottage with the benefits of generously proportioned, high-ceilinged rooms. Set adjacent to the grounds of the historic Castle Goring Estate, located within the heart of the South Downs National Park, the setting is nothing short of exceptional. This property offers three to four bedrooms and perfectly blends modern luxury with peaceful countryside living. It's an ideal family home, set within an exclusive gated mews development.





Internal

Upon entering through a charming stable door, you are immediately greeted by a sense of warmth, quality, and calm — a true family home. The ground floor features beautiful oak flooring throughout (excluding the kitchen, which is fitted with imported Italian marble-effect ceramic tiles). The spacious entrance hall showcases a bespoke oak staircase, complete with solid oak cottage-style doors, adding sophistication and character.

The heart of the home is the generous kitchen/breakfast room, fitted with bespoke locally crafted units and topped with solid granite worktops. The kitchen also features a return breakfast bar, ideal for socializing. Integrated Neff appliances include a fridge/freezer, double oven, and dishwasher, with space for a washing machine. A glass door leads from the kitchen to the garden, perfect for alfresco dining and entertaining. Two large reception rooms provide versatile living spaces. The main dual-aspect living room is bathed in natural light and features a Termatech wood burner, French doors to the garden, stunning garden and countryside views and ample space to relax or entertain. The second reception spans the depth of the property and is currently used as a dining room/study but could easily serve as a ground-floor bedroom, hobby room, or playroom. Upstairs, you'll find three spacious double bedrooms, each with vaulted ceilings and spectacular countryside views. The main bedroom includes bespoke fitted wardrobes and a bright, generous en-suite. A modern family bathroom with a bath and overhead shower completes the upstairs.



External

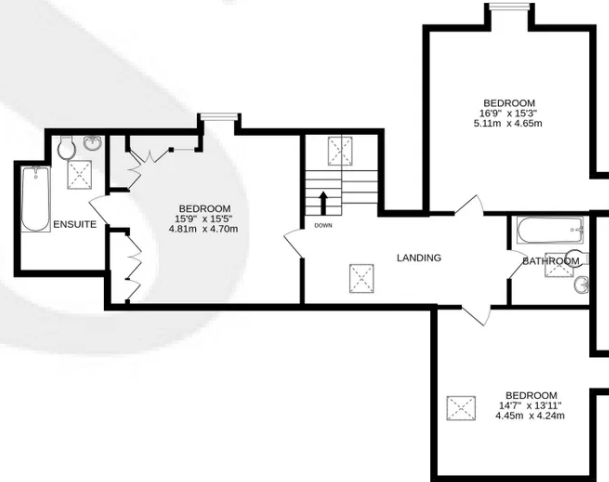
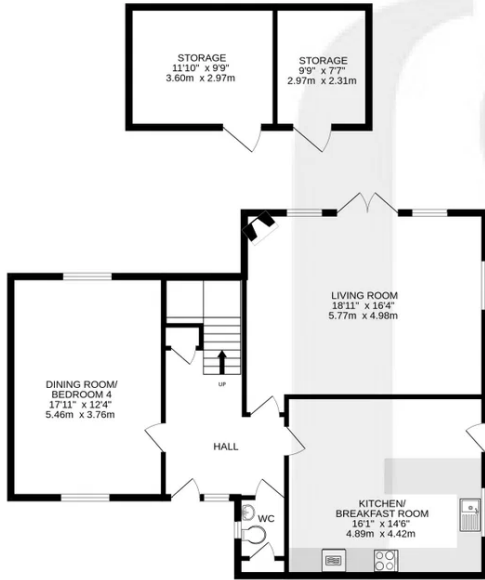
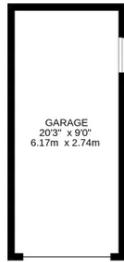
This handsome brick and oak weather boarded home is part of a private development of just six properties and boasts the largest south-west facing garden in the mews. The garden borders open countryside, offering total tranquility and uninterrupted green views. A generous patio area is ideal for alfresco dining, summer barbecues, or morning coffee. A large double stable at the rear is currently used as garden storage. There is ample parking directly in front of the house, as well as within the secure gated car park. The property also benefits from a private garage, fitted with an electric roller shutter door, power, and lighting.

Situated

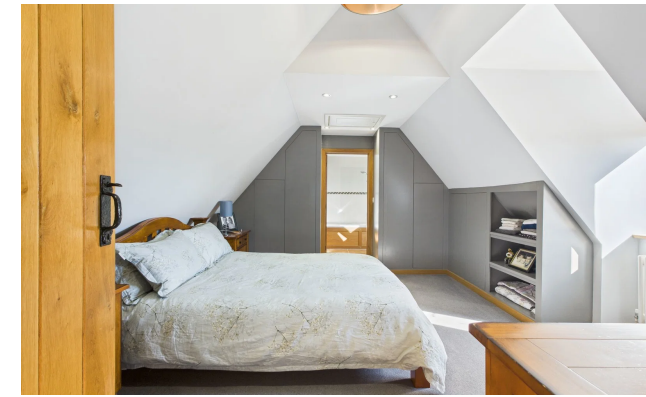
Located within the South Downs National Park and overlooking the listed walled gardens of Castle Goring, Forest Barn Mews is ideally positioned for countryside living with easy access to amenities. Enjoy charming countryside walks, excellent local pubs just 500 yards away, and shopping facilities in nearby Lower Salvington and Findon Valley. High Salvington offers a local shop, coffee shop, and bar known as The Refreshment Rooms. Commuters will appreciate the proximity to the A27 and A24, along with nearby bus services. Families benefit from a wide selection of local schools and colleges. Worthing Golf Club is within walking distance, and Worthing town centre and seafront is just 1.9 miles away.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	78	
(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 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.