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24 West Park Lane, Goring-By-Sea, Worthing, BN12 4ER

Guide price £675,000

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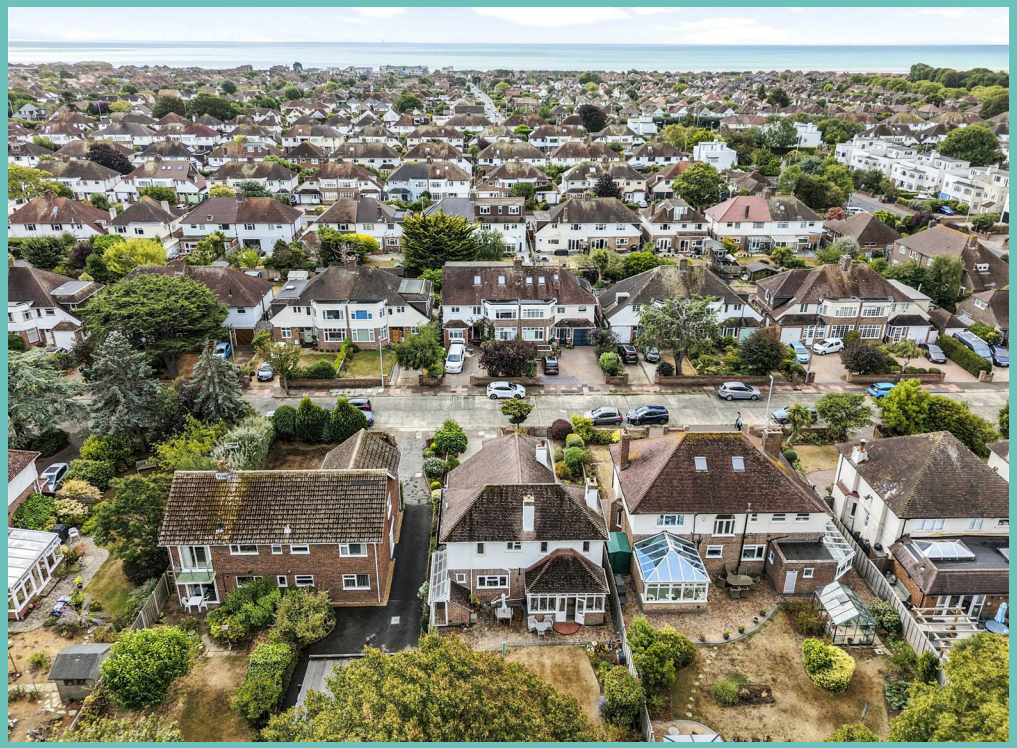


24 West Park Lane

Goring-By-Sea, Worthing, BN12 4ER

- Guide Price £675,000 - £700,000
- Highly sought after location
- Morning room
- Four bedrooms
- Attractive front & rear gardens
- Detached family house
- Two spacious reception rooms
- Modern kitchen/breakfast room
- Integral garage
- Garden room

Guide Price £675,000-£700,000

A handsome and spacious detached family house, situated in one of Goring-by-Sea's most highly sought after locations. The property boasts extremely versatile accommodation in excess of 1,750 square feet, ideal family living.

Driving through the wooden five bar gates and pulling onto the ample driveway, you are greeted by a house that not only boasts considerable character, but also an overwhelming feeling of grandeur.

The wooden entrance door leads into an impressive wood paneled entrance hall with doors to the bay fronted sitting room and a separate triple aspect dining room with doors opening into the morning room. The morning room has double doors providing access to the rear garden. Back in the entrance hall and there are further doors to a downstairs cloakroom, the integral garage with electric roller door, and the stylish and modern kitchen/breakfast room with integrated Neff double oven and gas hob. A side door from the kitchen/breakfast room gives access to a useful lean-to which has two stores.

A wood paneled staircase rises from the entrance hall to the first floor landing with doors to three double bedrooms, bedroom 4/study, the family bathroom and separate cloakroom. The family bathroom has inter-connecting doors from the landing and bedroom 1. Bedrooms 1 & 2 have build in wardrobes and there is a sink with vanity unit also in bedroom 2.

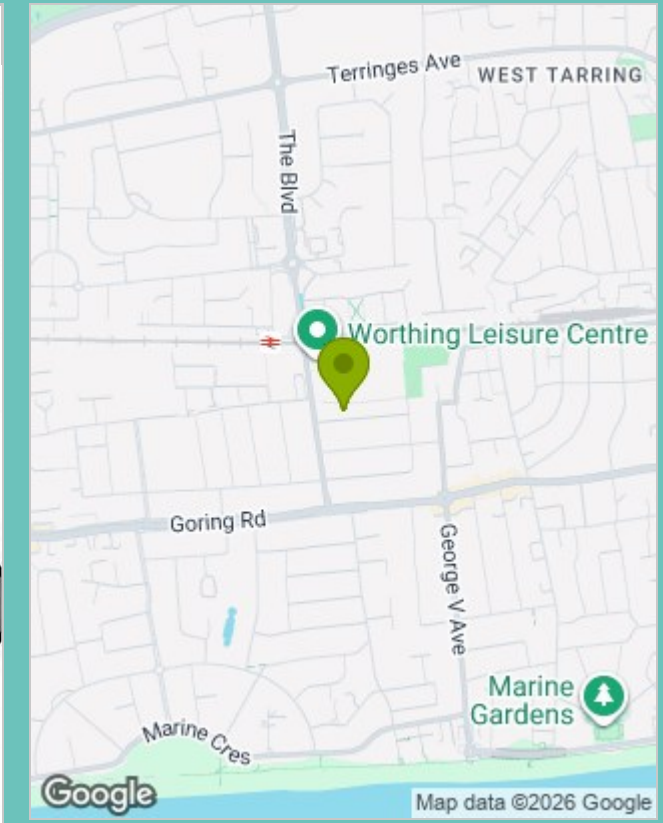
The rear garden has a block paved terrace flanking the rear elevation of the house. The remaining garden is principally laid to lawn with flowerbed borders boasting a plethora of mature flowers and shrubs. A delightful garden room with power is situated to the back of the rear garden and is ideally located for the owners to sit in and relax whilst enjoying the splendor of the garden.

The property is ideally situated for the independent shops, cafés and everyday amenities along Goring Road, whilst Durrington Station is nearby and the seafront is approximately 1 mile to the south.

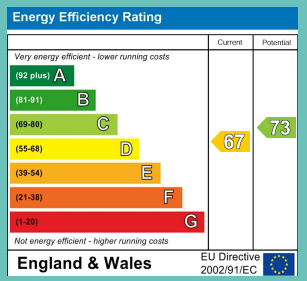
Entrance hall	
Sitting room	17'4 max x 13'3 (5.28m max x 4.04m)
Dining room	15'2 x 14'6 (4.62m x 4.42m)
Morning room	14'2 x 6'6 (4.32m x 1.98m)
Kitchen	16'7 x 8'3 (5.05m x 2.51m)
Downstairs cloakroom	
Bedroom 1	15'7 x 14'1 (4.75m x 4.29m)
Bedroom 2	17'3 (max) x 13'7 (max) (5.26m (max) x 4.14m (max))
Bedroom 3	11'8 x 9'3 (3.56m x 2.82m)
Bedroom 4/Study	8'11 x 4'11 (2.72m x 1.50m)
Family bathroom	
Separate cloakroom	
Integral garage	20'4 x 8'5 (6.20m x 2.57m)
Front & rear gardens	
Garden room	8'5 x 8'2 (2.57m x 2.49m)

Floor Plans

Location Map



Energy Performance Graph



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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