

WEST WORTHING OFFICE

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Sea Lane, Goring-by-sea, West Sussex, BN12 4PY

£685,000

- A Detached Victorian Villa
- Four Bedrooms
- Large Open Plan Kitchen/ Dining Room
- Double Glazed Sash Windows & GFCH
- Two Parking Spaces to Rear

- Completely Refurbished Throughout
- En-suite to Master Bedroom
- Two Further Reception Rooms
- Gardens to Front & Rear
- Close to Goring Seafront



Internally the house boasts three reception rooms to the ground floor, the dining room benefitting from being open plan with the kitchen and there is a separate utility room. There are four double bedrooms upstairs with an en-suite shower room to the master and a family bathroom.

Externally the rear garden is laid mainly to lawn with a paved patio area and access via secure rear and side gate. There is a lawned front garden.

Located in desirable Sea Lane, the property is approximately 200 yards from Goring seafront with the popular greensward and Sea Lane café. Goring shopping parade is positioned at the top of Sea Lane offering convenience stores and eateries and mainline bus services. The closest train station is Goring-By-Sea, located approximately 1 mile away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2.5 miles away.



ENTRANCE HALL: Double glazed door and side windows. Stairs to first floor.

CLOAKROOM: Low level wc, wash hand basin.

LOUNGE (S/W): 14' 5" into bay x 14' 0" max (4.39m x 4.27m) South facing double glazed bay sash window, further west facing double glazed sash window, radiator, archway to:

FAMILY ROOM (S/E): 15' into bay x 14' (4.57m x 4.27m) South facing double glazed bay sash window, further east facing double glazed window and doors to rear garden, radiator with cover, door to hall way.

KITCHEN (N/E): 14' x 11' (4.27m x 3.35m) Contemporary Alexanders kitchen comprising a range of wall mounted and base level units in white, greysquare edge work surfaces, inset stainless steel sink and drainer unit with mixer tap, electric range cooker (or £1000 contribution toward purchaser's own choice), extractor fan, integrated fridge freezer and dishwasher, three double glazed sash windows, part tiled walls, tiled and heated floor, door to utility.

DINING AREA (N/W): 14' 3" x 12' 2" (4.34m x 3.71m) West facing double glazed sash window to the front, double glazed door to garden.

FIRST FLOOR LANDING: Split level landing with double glazed sash window, access to loft space.

MASTER BEDROOM (S/W): 15' 0" into bay x 14' 0" (4.57m x 4.27m) South facing double glazed baysash window to the side, additional west facing double glazed sash window to the front, door to:

ENSUITE: 8' 1" x 6' 1" (2.46m x 1.85m) White suite comprising large walk in shower cubicle with wall mounted power shower and glass cubicle, concealed cistern wc with push button flush, wash hand basin set into vanity unit with cupboard beneath, part tiled walls, west facing double glazed sash window.

BEDROOM TWO (S): 15' 3" x 13' 11" (4.65m x 4.24m) South facing double glazed bay sash window.

BEDROOM THREE (E): 14' 2" x 12' 9" (4.32m x 3.89m) East facing double glazed sash window.

BEDROOM FOUR (W): 13' 3" x 10' 5" (4.04m x 3.18m) West facing double glazed sash window, cupboard housing new high efficiency A rated condensing gas boiler and hot water cylinder in a tested pressurised (no cold water storage tanks) system.

FAMILY BATHROOM (N): 7' 5" x 6' 1" (2.26m x 1.85m) White suite comprising panel enclosed bath with mixer tap and shower attachment over, glass shower screen, concealed cistern wc with push button flush, wash hand basin set into vanity unit with cupboard beneath, part tiled walls, double glazed sash window.

OUTSIDE

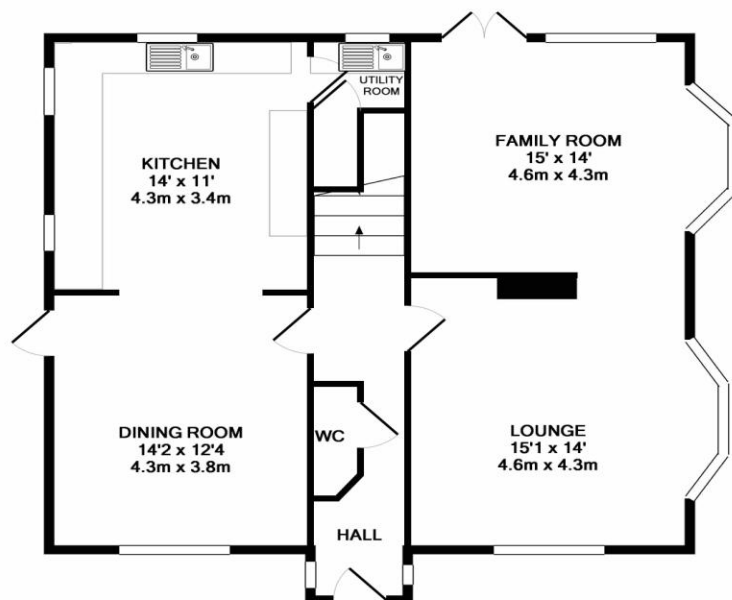
FRONT GARDEN: Formal front garden being enclosed with attractive flint walls, gate and path to entrance, mainly laid to lawn with mature tree.

REAR GARDEN:

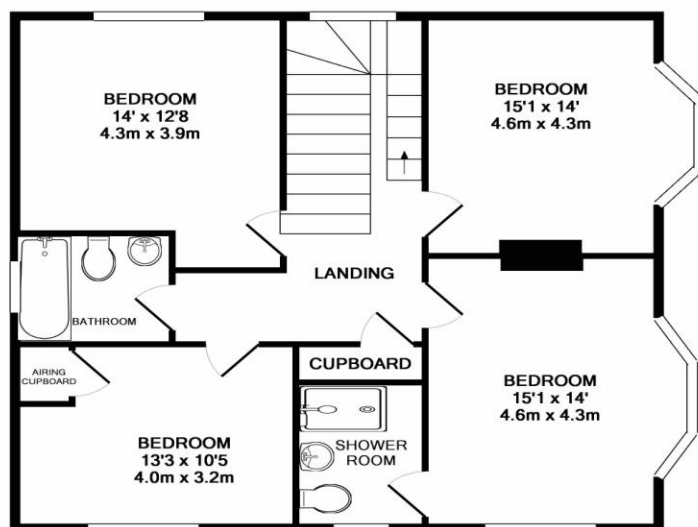
East facing rear garden mainly laid to lawn with paved borders, enclosed by fencing and flint wall, external tap, rear gate giving pedestrian access to parking spaces.

PARKING: Two parking space located at the rear of the property.





GROUND FLOOR



1ST FLOOR

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.
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Floor Area

2,012 sq ft / 187sq m - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band G Worthing Borough Council

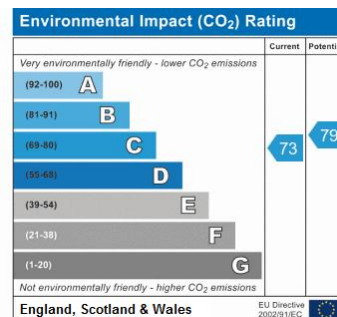
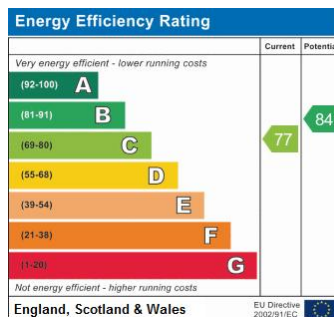
Viewing Arrangements

Strictly by appointment

Contact Details

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Whilst we endeavour to make our property 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 traveling so much 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.