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Description

We are delighted to market this superb, four bedroom extended detached home. Situated in sought after Goring Hall, being a short walk from Goring seafront. The accommodation in brief, consists of four double bedrooms, two bathrooms, three reception rooms, four w.c's, conservatory and a utility room. With a wealth of original, and charming features, such as solid oak flooring and feature stained glass windows. There also some really nice modern twists such as the retractable full cinema screen in the lounge.

Externally, there is ample parking, a garage and a west facing rear garden with patio and decking area. A fantastic addition is the fully insulated garden room suitable for home office/gym. Internal viewing is essential to appreciate this home's character and size. The mainline railway station which serves Brighton, Southampton and London is within a mile. There are schools, shops and bus routes all close by.

The current owners bought this home through us eight years ago, and within a few minutes of that viewing, they had decided it was the home for them. We really feel that viewing this home makes you appreciate how impressive it really is.

Key Features

- Detached Family Home
- Three Reception Rooms
- Sought after Goring Hall
- Extended
- Freehold
- Four Double Bedrooms
- Two Bathrooms
- Close To Beach
- EPC - D
- Council Tax Band - F





Reception Hall

front door with stained glass window, wood flooring, dado rail, radiator, two storage cupboards, wall light point, feature stained glass landing window.

Downstairs Cloakroom/WC

White suite with low level w.c, pedestal wash hand basin, part tiled walls, chrome heated towel rail, wood flooring and obscured glass window.

Living Room

5.49 x 3.61 (18'0" x 11'10")
feature fireplace with inset gas fired, wall light points, wood flooring, double aspect windows, tv point, radiator

Dining Room

4.67 x 3.63 (15'3" x 11'10")
wood flooring, wall light points, dado rail, serving hatch to kitchen, double folding doors to Conservatory, leading to rear garden.

Conservatory

3.63 x 3.43 (11'11" x 11'3")
maximum measurements. Being a brick and double glazed construction with pitched polycarbonate roof with opening window vent, doors to the garden, radiator

Kitchen

3.58 x 3.02 (11'9" x 9'11")
Accessed from the reception hall and measurements include the units. Having a one and a half bowl sink unit with drainer and fitted hot tap, integrated dishwasher, range of

units and drawers under the work top surfaces with wall mounted units over. There is space for fridge freezer, integrated four point induction hob with extractor over, wood flooring, spotlights, built in double combi oven, tall radiator, double glazed window overlooking the rear garden.

Breakfast Room

4.57 x 2.72 (15'0" x 8'11")
which has access from the kitchen, triple aspect room with door onto the rear garden, wood flooring, radiator, door to

Utility Room

2.79 x 1.85 (9'2" x 6'1")
measurements include the built in units which are on both sides of the room, one and a half sink unit, plumbing and space for washing machine and tumble dryer, door to garage, low level w.c and cupboard housing the gas fired central heating boiler

Semi Galleried Landing

stairs from the reception hall to the first floor and landing area, with a picture stained glass window, access to loft space, wall mounted thermostat control unit for central heating, radiator

Bedroom One

5.49 x 3.63 (18'0" x 11'11")
Radiator, double glazed window, telephone point, door to En-suite shower room

En-suite Shower room/w.c

Having a 'Jack and Jill' arrangement with doors to both bedroom one and bedroom two this room comprises of circular shower unit with glass door, wash hand basin with cupboards below, close coupled w.c, tiled walls and floor, spotlights and heated towel rail

Bedroom Two

3.61 x 2.92 (11'10" x 9'7")
increasing to one end to 15'6"
(4.73m) having door to en-suite, double glazed window, radiator

Bedroom Three

4.39 x 2.59 (4.4 x 2.6) (14'5" x 8'6")
double glazed window, radiator

Bedroom Four

3.96 x 2.84 (13'0" x 9'4")
measurements not to include recessed eaves storage cupboard with double doors and hanging rail, double glazed window, radiator

Family Bathroom/w.c

3.00 x 2.59 (3.00 x 2.59)
having a large bath, walk in separate double shower cubicle with large drench head and side rinser, close coupled low level w.c, obscure double glazed window, pedestal wash hand basin, extractor unit, spotlights and feature further soft ceiling lighting, airing cupboard housing the hot water tank

Outside/Externally

Front Garden

laid to lawn, flower and shrub borders, brick retaining wall with railings to the front, side access and ample parking on the driveway which leads to

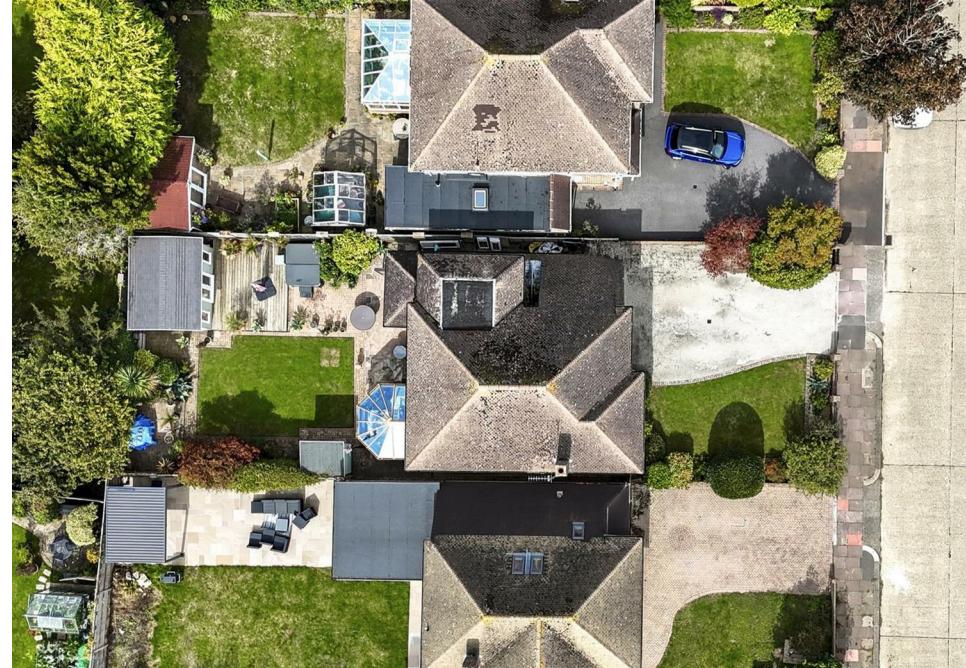
Garage

4.65 x 2.72 (15'3" x 8'11")
with double opening wooden doors, gas meter and electric circuit breaker fuse box, power and light

West facing Rear Garden

West facing and private landscaped gardens having patio area in front of the house leading to raised decking with lighting which takes you via double doors into the garden office - 13'11" x 10'8" (4.33m x 3.26m) having power and lighting. This could be used as a gym too. There is a 32amp circuit that powers the hot tub and there is also a further raised patio towards the end of the rear, other features are a shed, lamp post, shingle flower and shrub borders and side storage area. The gardens are enclosed by brick walls and fencing.





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Floor Plan Withdean Avenue



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(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		England & Wales	

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