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## Description

We are delighted to offer this beautifully presented detached family house situated on one of the most sought-after roads in Goring-by-Sea. Located just off the beach, it has local shops, restaurants and amenities nearby, and a mainline railway station serving Brighton, London and Southampton.

The property is substantial and had been significantly improved by the current owners, with refreshed interiors, kitchen, shower room and exterior paintwork. The front garden and driveway provide ample parking for numerous vehicles.

A new front door leads to a spacious reception hall and two front reception rooms, both with feature bay windows. There's a newly fitted shower room and toilet plus utility cupboard for a washing machine and dryer. The living room leads to a large conservatory offering a flexible sun-filled family room for entertaining or play all year round. The newly fitted kitchen/breakfast room has a large island unit providing informal seating and handy storage, and recently installed boiler and hob. Originally a dining room, the office provides room for more than one working station or even a reading room. Upstairs a large L-shaped landing houses a storage cupboard and benefits from natural window light and skylight. Four double bedrooms upstairs including a double aspect master bedroom and front room with added desk space.

Outside a magnificent 100ft plus rear garden presents an expansive area to lawn, large patio and timber covered seating space. This offers multiple opportunities to extend or simply entertain. A large carport to the side of the house creates additional storage. The newly fitted doors make this a secure, weatherproof space.



## Key Features

- Character Detached Family House
- Four Double Bedrooms
- Three Reception Rooms
- Freehold
- Modern Kitchen/Breakfast Room with New Boiler
- Goring by Sea location and just 0.5 miles from the Beach
- Two Bath/Shower Rooms
- EPC Rating - D
- Council Tax Band - E
- Double length Car Port



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### Entrance Hall

New front door leading into entrance hall is a nice spacious area. Radiator, under stairs storage cupboard, wall mounted heating control

### Shower Room/w.c

Modern fitted suite with step in shower cubicle with wall mounted shower and tiled walls. Wall mounted wash hand basin, low level w.c, double glazed window, heated towel rail, tiled floor, smooth ceiling

### Utility Cupboard

Plumbing and space for washing machine and tumble dryer on top, electric meter and fuse box

### Living Room

**5.19 x 3.33 (17'0" x 10'11")**  
Double aspect room with double glazed door onto conservatory and to the front a feature window seat overlooking the front garden with double glazed window with storage below, smooth ceiling

### Second Reception Room

**3.17 x 3.02 (10'4" x 9'10")**  
Measurements do not include square bay with double glazed windows, radiator

### Conservatory

**6.45 x 4.13 (21'1" x 13'6")**  
A wonderful and large versatile space to be enjoyed all year round, being a brick and double glazed construction with pitched roof and doors overlooking and onto the rear garden, doors to living room and kitchen/breakfast room, two large radiators

### Newly Fitted Kitchen/ Breakfast Room

**6.48 x 3.16 (21'3" x 10'4")**  
Measurements include built in units. Large Island unit with cupboards below. One and a half bowl single drainer sink unit with mixer tap, comprehensive range of units and drawers under and over the work top surfaces, radiator, plumbing and space for washing machine and fridge/ freezer, built in oven, hob and extractor unit. patterned tiled flooring, large storage cupboards housing Newly installed wall mounted gas fired central boiler and also providing great additional storage space, smooth ceiling, double glazed window overlooking the rear garden. Side door to car port and double glazed door to the Conservatory

### L Shaped Landing

Radiator, skylight, built in cupboards with storage and hanging rails, obscured double glazed window and further attractive double glazed bay window

### Bedroom One

**3.29 x 3.77 x 5.193 (10'9" x 12'4" x 17'0")**  
Two double glazed windows providing a double aspect to overlook the front and rear gardens, radiator

### Bedroom Two

**4.08 x 2.64 (13'4" x 8'7")**  
Measurements do not to include bay area which is a good space for a desk. Double glazed windows, access to loft space and smooth ceiling

### Bedroom Three

**3.192 x 3.05 (10'5" x 10'0")**  
Radiator, double glazed window and smooth ceiling

### Bedroom Four

**3.26 x 2.26 (10'8" x 7'4")**  
Radiator, obscured double glazed window and smooth ceiling

### Bathroom/w.c

**2.27 x 2.38 (7'5" x 7'9")**  
Bath with mixer taps and shower attachment, low level w.c, wash hand basin, tiled floor and walls, obscured double glazed window, storage cupboard, electric shaver point, extractor fan, heated towel rail, smooth ceilings with spotlights

### Front Garden & Driveway

Attractive garden being laid to lawn, variety of trees and shrubs, side access gate and brick paved driveway supplying ample off road parking for vehicles.

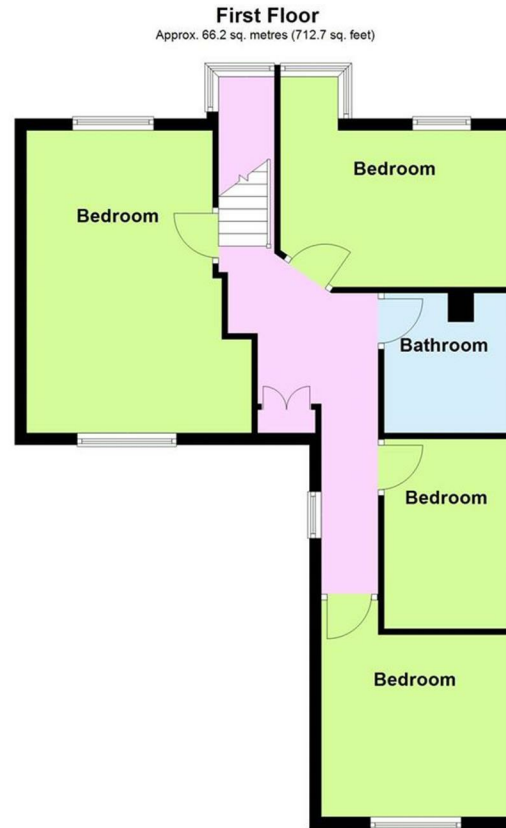
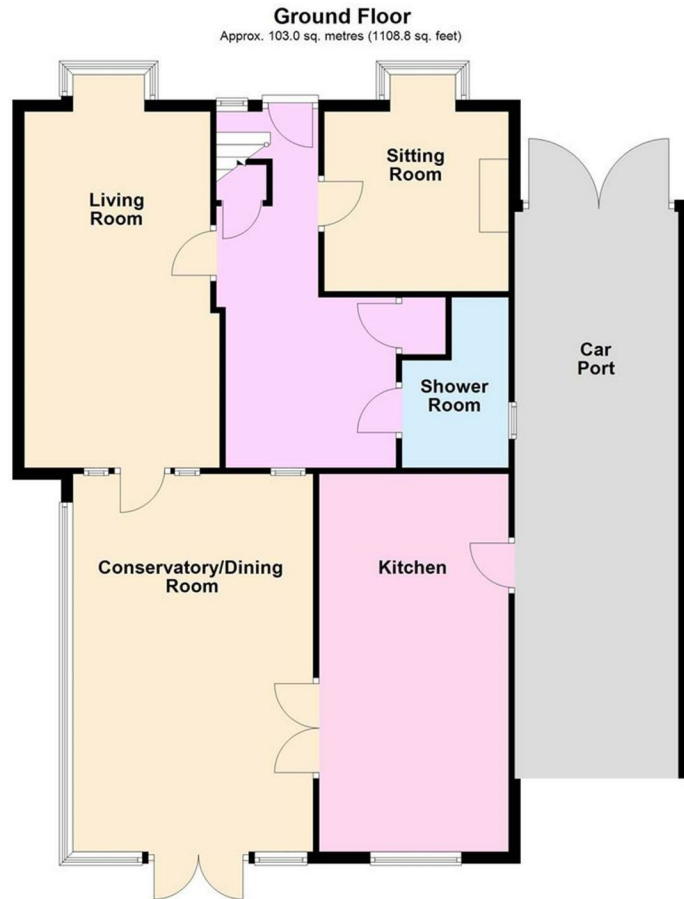
### Double Length Car Port

**9.58 x 2.81 (31'5" x 9'2")**  
New double wooden doors to car port with poly carbonate roof, three double storage cupboards, sink unit, open ended to rear to allow easy access to the rear garden

### 100ft + Rear Garden

A wonderful space ideal for entertaining and many other activity's and if you did want to extend the house it still leads ample outside space. Currently comprises of Patio areas, one being covered, large lawn areas and a variety of trees and shrubs

# Floor Plan Rose Walk



Total area: approx. 169.2 sq. metres (1821.5 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (81 plus) <b>B</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (1-20) <b>G</b>   |                         |           |
| (1-20) <b>G</b>                             |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   | EU Directive 2002/91/EC |           |   | EU Directive 2002/91/EC |           |

Energy Efficiency Rating: Current 55, Potential 73

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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