

27 West Park Lane

Goring-By-Sea, Worthing, BN12 4EP

Asking price £700,000

Freehold Council Tax Band E



Located on the ever-popular West Park Lane, this substantial family home enjoys an enviable position within easy reach of both the mainline railway station and local shops. Offering versatile and well-proportioned accommodation throughout, the property briefly comprises an entrance porch leading into a spacious entrance hall with ground floor WC. To the front, there is a bay-fronted sitting room, alongside a separate dining room with doors opening into a UPVC double glazed conservatory, creating an ideal space for entertaining. The kitchen breakfast room provides a practical and sociable hub of the home.

To the first floor are three generous double bedrooms, along with a family bathroom, while stairs rise to the second floor where a further bedroom suite can be found, complete with en suite facilities and ample storage.

Externally, the property benefits from a south-facing rear garden, perfect for enjoying the sun throughout the day. The former garage has been thoughtfully converted to provide a workshop to the rear and a useful bike store to the front, while the frontage has been arranged with brick block paving to offer ample off-road parking.

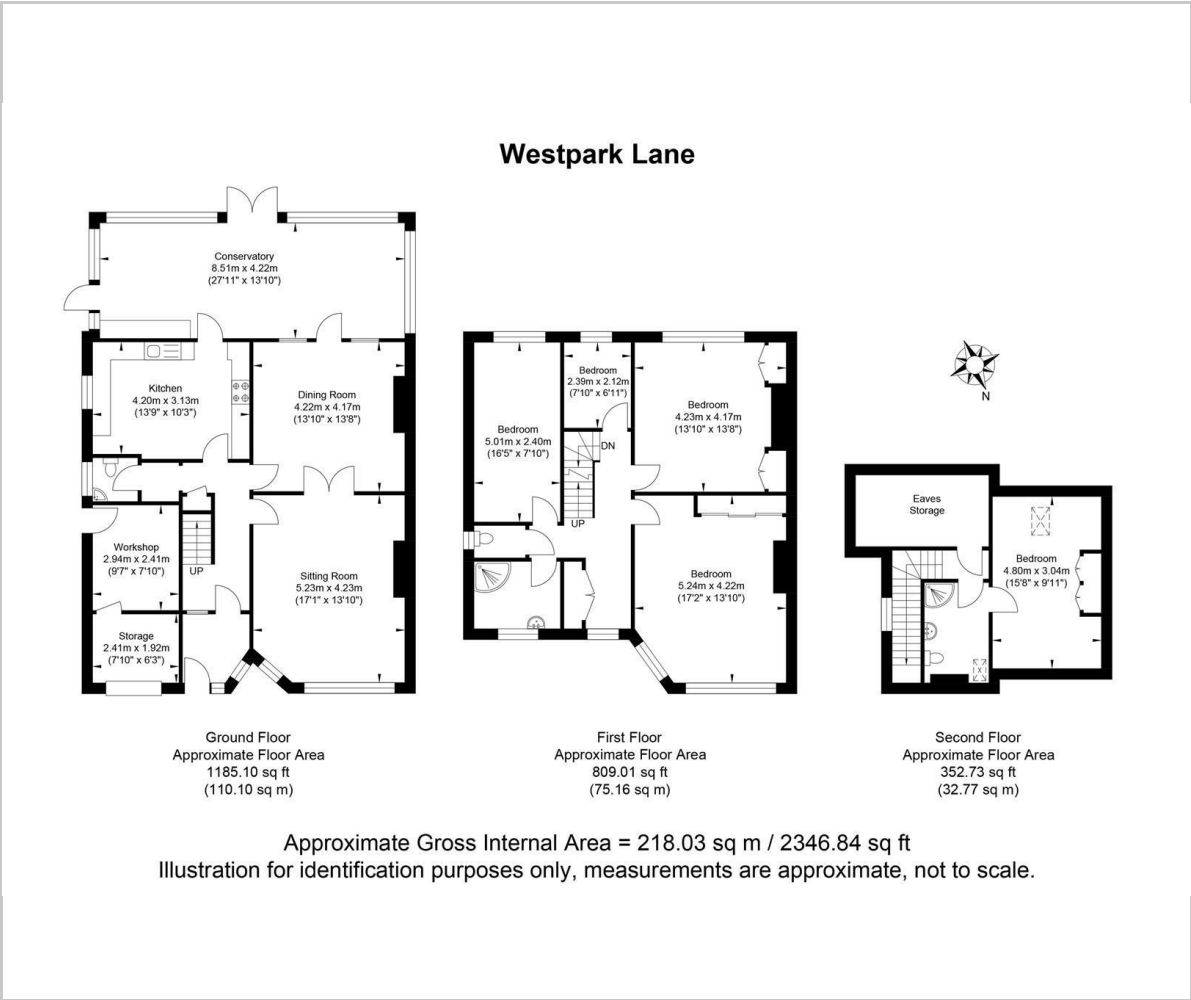
Further benefits include gas central heating and double glazing, alongside a number of energy-efficient enhancements such as air-to-air heating, thermodynamic water heating, and solar panels with battery storage located in the loft space.





Offered for sale with no onward chain, this is a fantastic opportunity to acquire a spacious and adaptable home in a highly sought-after location. Internal viewing is highly recommended to fully appreciate all that this property has to offer.

Floor Plan



Viewing

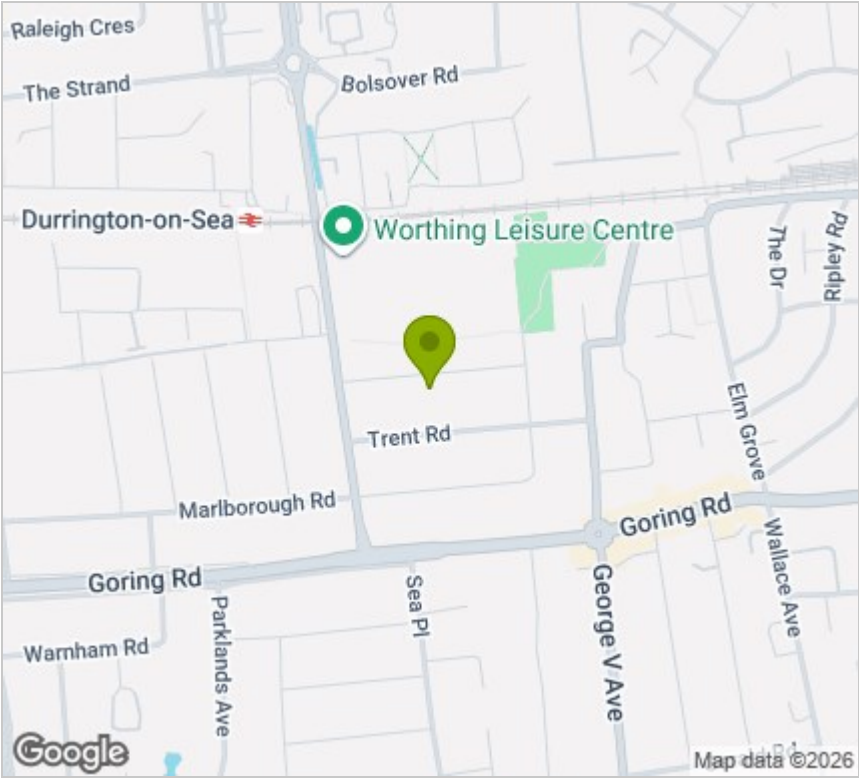
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

