



45 Fernhurst Drive, Goring-By-Sea, Worthing, BN12 5AU

Guide price £650,000





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Goring-By-Sea, Worthing, BN12 5AU

- Stunning Corner Plot Bungalow
- Two Receptions
- Beautiful Gardens
- Favoured South Goring
- Three Bedrooms
- Two Shower Rooms
- Private Drive & Garage
- Stunning Views

A beautifully presented three bedroom detached bungalow situated in a corner plot, in one of Goring's most sought after locations.

Beginning with a bright double-glazed entrance porch/sun lounge, leading into a striking entrance hall with an impressive vaulted ceiling.

The spacious South facing lounge is flooded with natural light and opens through patio doors onto a charming front seating area, perfect for relaxing or entertaining.

The heart of the home is a newly refitted kitchen with a welcoming breakfast area, complemented by a door leading into a delightful rear sun lounge.

The property offers two generous double bedrooms, with the second boasting a stylishly extended and newly refitted en-suite.

A versatile third bedroom provides the ideal space for a single room, guest room, or home office, while a contemporary newly refitted bath/shower room completes the accommodation. Adding even more appeal is a stunning newly extended reception room with a vaulted ceiling, offering breathtaking views and an exceptional space to unwind.

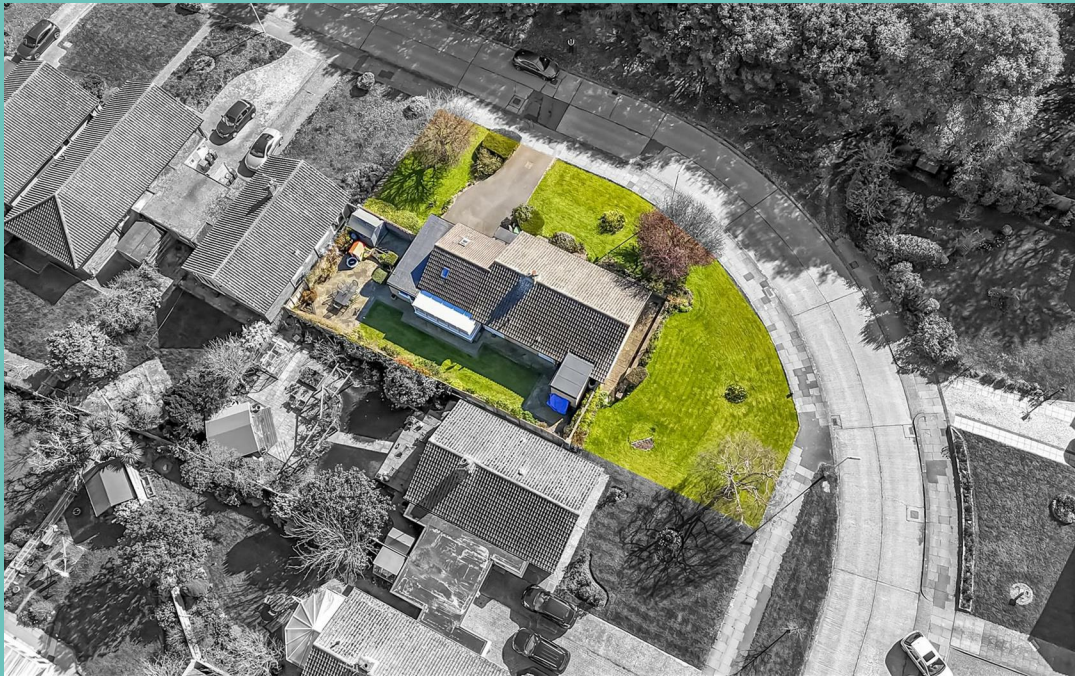
Set on an impressive corner plot, the property enjoys extensive lawns to the front and side, creating a wonderful sense of space and privacy.

The enclosed rear garden is equally inviting, featuring a well-maintained lawn, vibrant flower and shrub borders, and a patio area ideal for outdoor dining. To the front, a newly tarmacked driveway provides ample parking and leads to a garage with power, lighting, and convenient rear access to the sun lounge.

Located in a highly sought-after area of Goring, the home enjoys superb views across Ilex and open fields stretching towards the seafront. The popular Bulls Head pub is just a short stroll away, while a range of local shops can be found nearby on Aldsworth Avenue, making this an exceptional opportunity to enjoy coastal living at its finest.

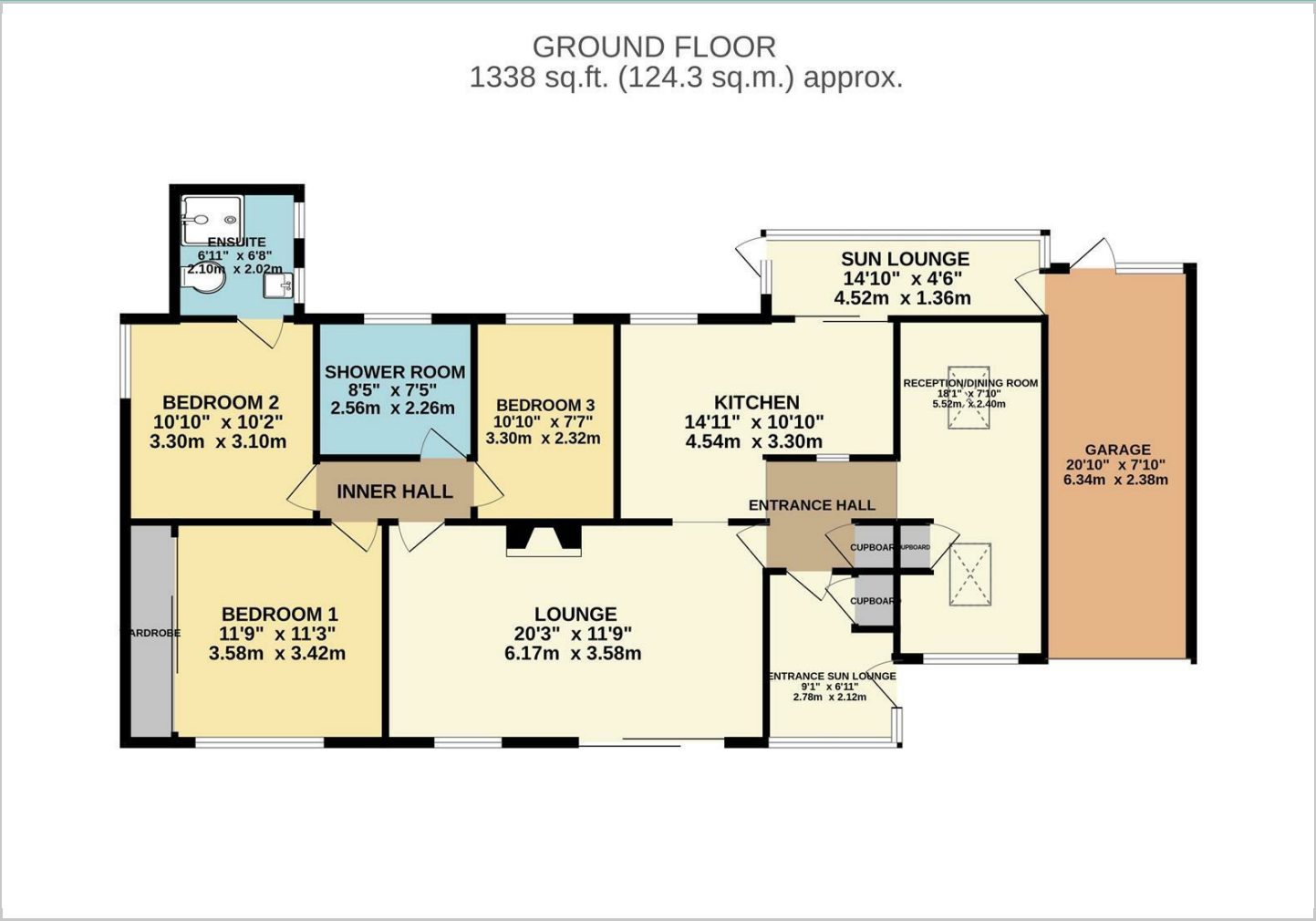


Entrance to sun lounge	9'1 x 6'11 (2.77m x 2.11m)
Entrance hall	
Reception/dining lounge	18'1 x 7'10 (5.51m x 2.39m)
Sun lounge	14'10 x 4'6 (4.52m x 1.37m)
Lounge	20'3 x 11'9 (6.17m x 3.58m)
Kitchen	14'11 x 10'10 (4.55m x 3.30m)
Inner hall	
Bedroom one (with built in wardrobes)	11'9 x 11'3 (3.58m x 3.43m)
Bedroom two	10'10 x 10'2 (3.30m x 3.10m)
En-suite	6'11 x 6'8 (2.11m x 2.03m)
Bedroom three	10'10 x 7'7 (3.30m x 2.31m)
Shower room	8'5 x 7'5 (2.57m x 2.26m)
Garage	21'10 x 7'10 (6.65m x 2.39m)





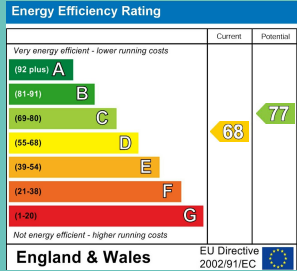
Floor Plans



Location Map



Energy Performance Graph



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