



  
**JAMES & JAMES**  
estate and letting agents  
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**FOR SALE**

14 Arlington Close, Goring-By-Sea, Worthing, BN12 4ST

Offers over £875,000

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# 14 Arlington Close

Goring-By-Sea, Worthing, BN12 4ST

- **\*\* Open morning Saturday 25th January \*\***
- Underfloor heating
- Two bathrooms
- Good size garage
- Call now to view
- Fully refurbished over the past four years
- West facing rear garden
- Utility room
- Exceptionally finished kitchen/breakfast room
- Sole Agents

Open Day - Saturday, 25th January Call now to book your private viewing slot.

We are thrilled to present this exceptional four-bedroom detached chalet-style home, which has been completely refurbished over the last four years. This property boasts a standout West-facing garden and versatile accommodation, offering modern luxury in the highly sought-after Goring Hall area.

The accommodation begins with a spacious entrance porch leading into a welcoming hallway, where glazed French doors open into the stunning open-plan living and kitchen area. The luxury kitchen is fitted with quartz worktops, underfloor heating throughout, and a full range of integrated appliances. Bi-fold doors seamlessly connect the living space to the West-facing garden, creating an ideal setting for entertaining. The ground floor also features a W/C and shower room, as well as a double bedroom.

To the North wing of the ground floor, there is a utility room with floor-to-ceiling storage and a glazed internal door providing access to the garage, which houses the pressurised hot water system and water softener.

The first floor offers a spacious landing illuminated by a roofline window, leading to an impressive master bedroom with an en-suite shower room and delightful views. There are three additional double bedrooms, a separate W/C, and a contemporary bath and shower room.

The West-facing rear garden is a true highlight of the property. It features a sandstone patio, a lawned area, decking, and a purpose-built store with a covered area, making it perfect for relaxing or entertaining. Additional benefits of the property include gas central heating and double glazing, and in our opinion, it is offered for sale in immaculate condition throughout.

This home is conveniently located near Aldsworth and Mulberry Parade shops, which cater to everyday needs. The beach is only a short stroll away, and the nearest mainline railway station, Goring-by-Sea, provides excellent links to towns and cities.



Spacious Entrance porch

Stunning Entrance hall

Kitchen/dining/sitting room 31'5 x 24'11 (9.58m x 7.59m)

Ground floor shower room

Ground floor bedroom three 15'1 x 8'10 (4.60m x 2.69m)

Utility room 11'1 x 8'6 (3.38m x 2.59m)

Stairs to first floor

Bedroom one with fitted wardrobes  
15'8 x 14'1 (4.78m x 4.29m)

En-suite bathroom

Bedroom two 13'1 x 10'9 (3.99m x 3.28m)

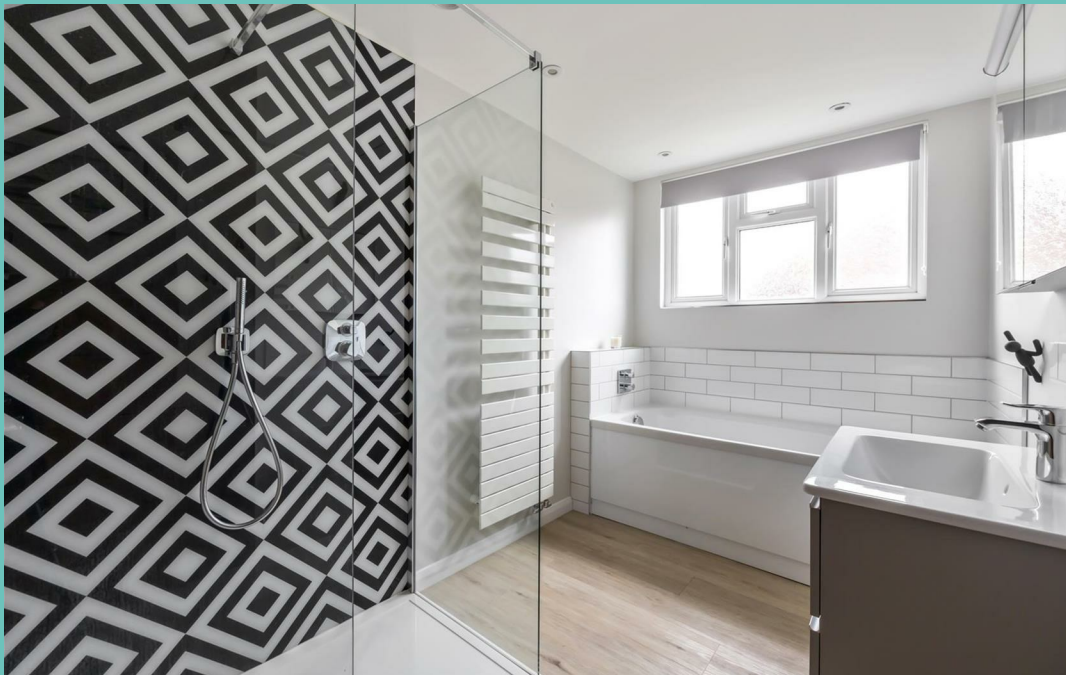
Bedroom four 12'9 x 9'10 (3.89m x 3.00m)

Family bathroom

Integral garage 17'4 x 8'2 (5.28m x 2.49m)

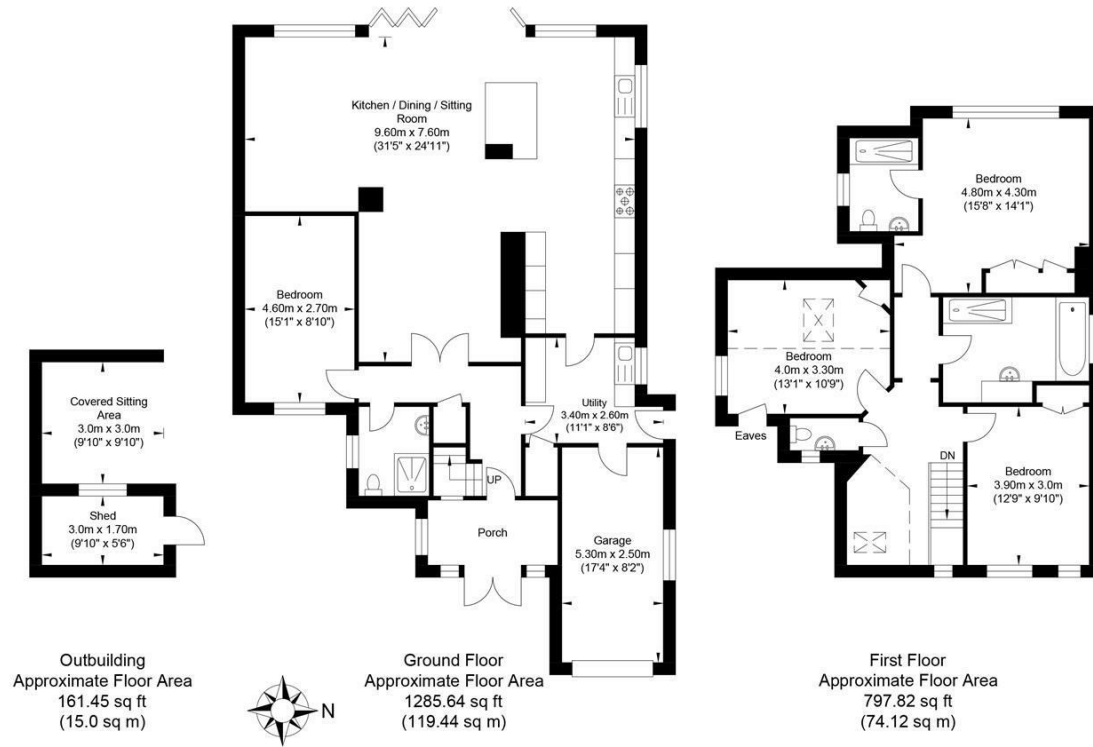
Outside store 9'10 x 5'6 (3.00m x 1.68m)

Covered sitting area 9'10 x 9'10 (3.00m x 3.00m)

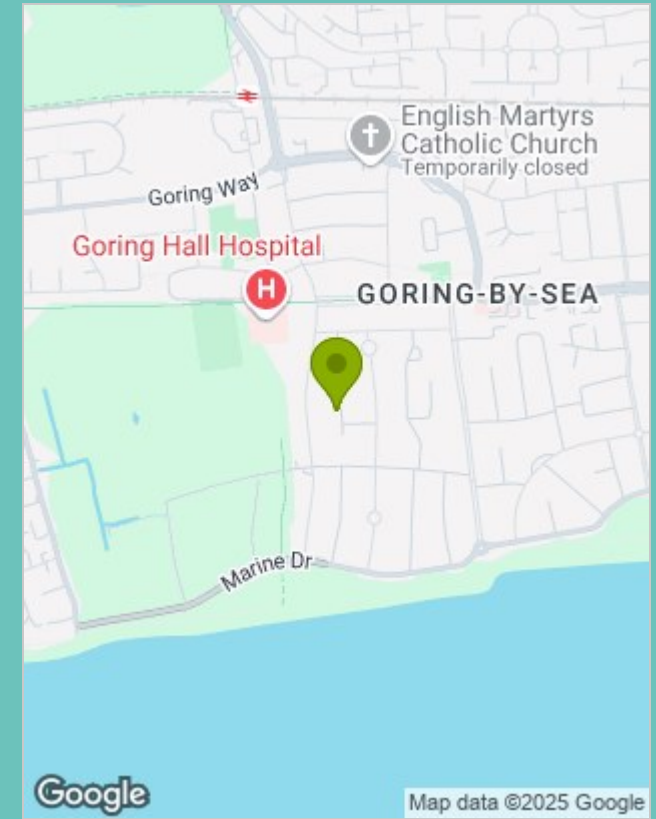




Arlington Close



Approximate Gross Internal Area (Including Garage & Excluding Outbuilding) = 193.56 sq m / 2083.46 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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>			(92 plus) <b>A</b>		
(81-91) <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 energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	