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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

28 Chelwood Avenue, Goring-By-Sea, Worthing, BN12 4QP
Asking price £900,000

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# 28 Chelwood Avenue

## Goring-By-Sea, Worthing, BN12 4QP

- Favoured Goring Hall
- Four/five bedrooms
- 30ft balcony
- Off road parking
- Call now to view
- No onward chain
- Ground floor extension
- Garage
- Sole agents

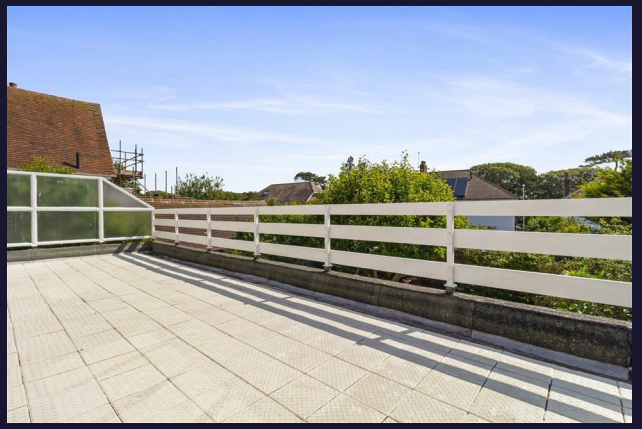
Situated on the favoured Goring Hall estate is this substantial 4/5 bedroom detached family home, being offered for sale with no onward chain, with the added benefit of a 30ft balcony.

In brief, the accommodation comprises spacious entrance porch into entrance hall with wood panelling, a ground floor W/C and under stairs storage cupboard. There is a bay fronted lounge with focal fireplace opening onto the dining room with serving hatch to kitchen. The ground floor extension provides a sitting room and an additional ground floor bedroom/study. To the first floor there are four good sized bedrooms, a family bathroom, the master bedroom boasting an en-suite, and bedroom four has sliding doors onto the feature balcony.

Externally, the front garden is laid to lawn with brick block paving providing off-road parking, which in turn leads to a garage. The rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of tree and shrub lined borders.

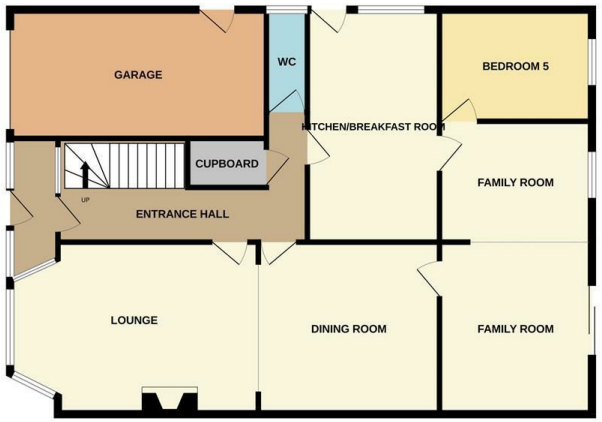
Chelwood Avenue is considered one of the most prestigious roads in Worthing, being just a short walk from Goring Greensward, and the shops at both Mulberry Parade & Aldsworth Avenue. Buses serve the area, and the nearest mainline railway station is Goring-by-Sea which gives great links to most major towns and cities.

| | |
|---|---|
| Enclosed entrance porch | 9'5 x 6'1 (2.87m x 1.85m) |
| Entrance hall | |
| Ground floor w/c | |
| Bay fronted lounge | 16'5 x 12'0 (5.00m x 3.66m) |
| Dining room | 12'11 x 12'0 (3.94m x 3.66m) |
| Rear sitting room | 21'4 x 12'2 (6.50m x 3.71m) |
| Ground floor bedroom/study | 10'8 x 7'8 (3.25m x 2.34m) |
| Kitchen/breakfast room | 16'9 x 9'1 (5.11m x 2.77m) |
| Stairs to first floor landing | 14'10 x 10'7 (4.52m x 3.23m) |
| Bedroom one with fitted wardrobes | 15'3 x 12'0 (4.65m x 3.66m) |
| En-siute shower room | 7'2 x 5'5 (2.18m x 1.65m) |
| Bedroom two | 13'0 x 12'3 (3.96m x 3.73m) |
| Bedroom three | 14'0 x 8'9 (4.27m x 2.67m) |
| Bedroom four | 9'4 x 10'3 (2.84m x 3.12m) |
| Balcony | 30' x 11'6 (9.14m x 3.51m) |
| Front garden | |
| Off road parking | |
| Garage | 17'10 x 9'0 (5.44m x 2.74m ) |
| Feature well established rear garden | |
| Timber summer house | |

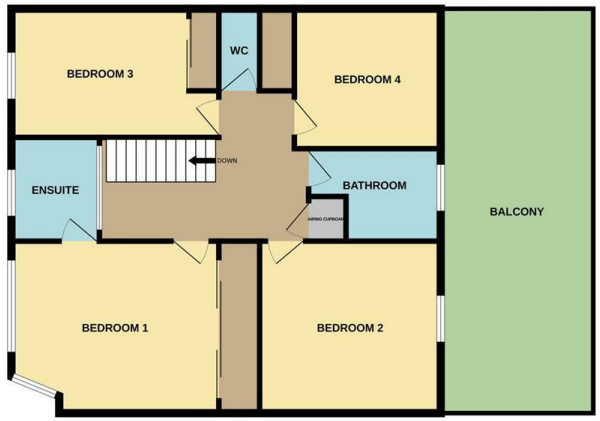


## Floor Plans

GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.




1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.




TOTAL FLOOR AREA : 2069 sq.ft. (192.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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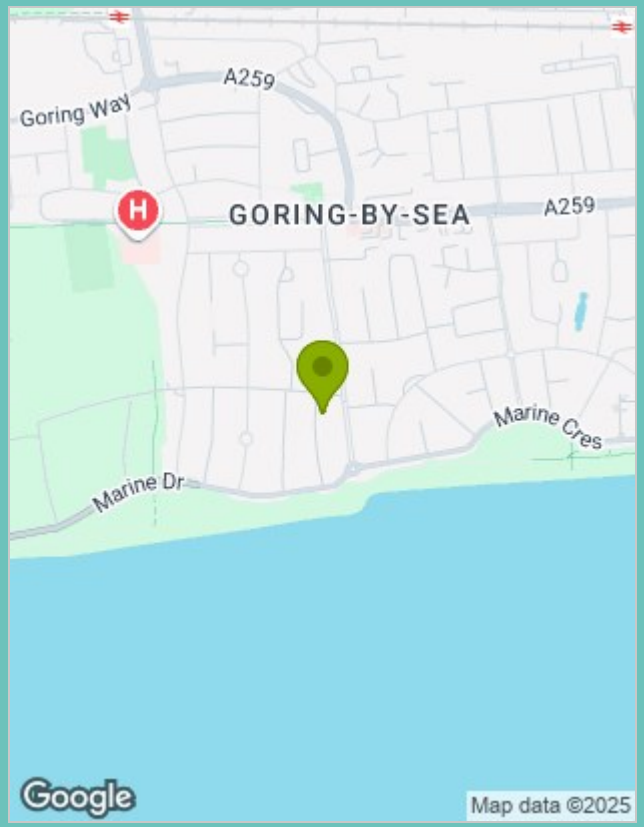
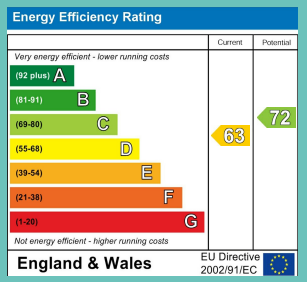
## Location Map




## Energy Performance Graph




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

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