

45 Goring Way

Goring-By-Sea, Worthing, BN12 4UH

Guide price £500,000

Freehold Council Tax Band D



We are delighted to offer this beautifully presented 3 double bedroom, 2 bathroom detached chalet-style home, ideally situated in a popular and convenient residential location. Offered chain free, the property provides versatile accommodation with 2 bedrooms and a shower room on the ground floor, together with a spacious principal bedroom & additional bathroom upstairs.

The property combines modern comforts with attractive character features, including a period-style fireplace, picture rails & corniced ceilings.

The welcoming reception hall leads into the impressive dual-aspect living/dining room, which enjoys southerly & westerly aspects, and pleasant views over the garden. French doors provide direct access to the garden, while the adjoining modern refitted kitchen also overlooks the rear.

The kitchen features a range of high-gloss units, extensive work surfaces, integrated oven and space for additional appliances, together with access to the utility lean-to & garden.

Two generous double bedrooms are positioned on the ground floor alongside a modern refitted shower room/WC. Upstairs, the large dual-aspect principal bedroom benefits from fitted furniture & useful eaves storage. A further recently fitted bathroom completes the internal accommodation.

Outside, the property has a low-maintenance frontage providing private off-road parking, with gated side access leading to the rear garden.

The south-facing rear garden is undoubtedly a highlight, creating a beautiful & tranquil outdoor space with established planting, colourful flowers, shaped brick-edged borders and a paved sun terrace. A timber outbuilding with power & lighting is currently used as a hobby room, providing further flexibility, & there is also a shed.

Further benefits include uPVC double glazing and a modern combination boiler.

This exceptional chain-free home offers a superb combination of space, versatility, character and an outstanding South-facing garden, making viewing highly recommended.

## Entrance hall

Living/dining room  
16'11 x 12'8 (5.16m x 3.86m)

Ground floor bedroom two  
12'4 x 10'4 (3.76m x 3.15m)





Ground floor bedroom three

Kitchen  
11'1 x 7'10 (3.38m x 2.39m)

Lean-to

Ground floor shower room

Stairs to first floor

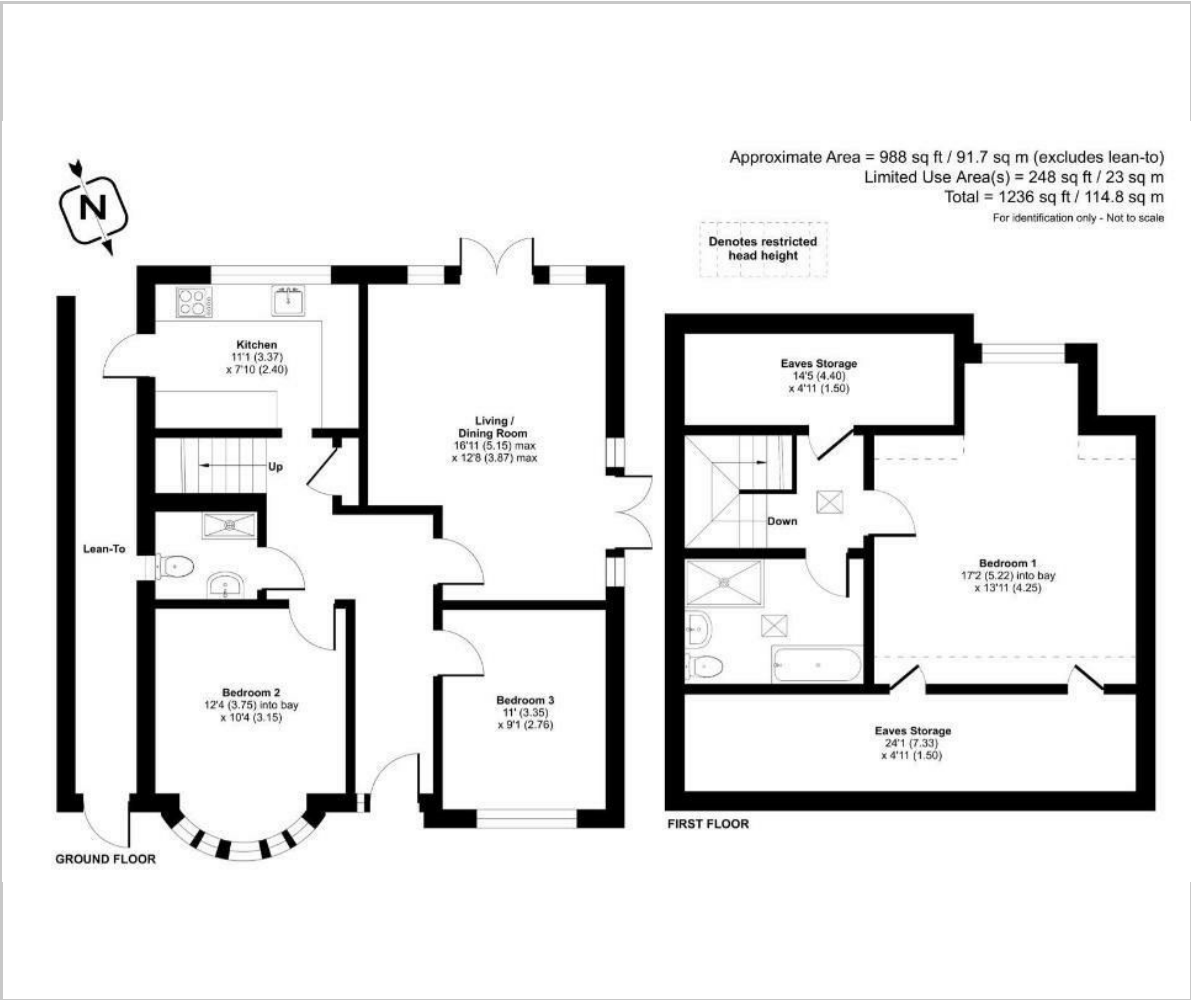
Bedroom one  
17'2 x 13'11 (5.23m x 4.24m)

Bath & shower room

Eaves storage x 2



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.

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Area Map



Energy Efficiency Graph

