JAMES&JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

127 Goring Road

Goring-By-Sea, Worthing, BN12 4AZ

Guide price £750,000

Freehold Council Tax Band E

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James & James are delighted to bring to the market this BEAUTIFULLY & TASTEFULLY refurbished property located within a desirable location in South Goring.

The accommodation comprises entrance porch through to entrance hall, ground floor w/c, living room with perimeter ceiling mood lighting and engineered oak flooring throughout the ground floor, a stunning REAL OAK shaker kitchen/ diner with QUARTZ worktops and a range of base and eye level units with Neff appliances.

The kitchen leads through to a study area with fitted desk leading to utility room.

To the first floor, there are three DOUBLE bedrooms, two of which have fitted wardrobes and an INDIVIDUALLY PEBBLE TILED bathroom with separate shower.

To the second floor, there is an OUTSTANDING main bedroom suite with WARM ROOF to loft conversion and feature FULL WIDTH GLASS Juliet balcony with SEA GLIMPSES, two DRESSING AREAS, one of which could have use for a nursey or extra office space and a contemporary en-suite bathroom with separate shower.

Externally, to the front there is a laurel lined lawn with inset pebble driveway leading to garage store with ELECTRICAL CHARGING POINT & POWER.

To the rear is a particular feature being of SOUTHERLY aspect offering a private and secure landscaped lawn garden with patio seating, raised rendered planters with uplighters and cedar fencing.

Further benefits include, double glazing, gas fired central heating, under floor heating to bathrooms, Hansgrote & Grohe showers, thermostats and wall to hang toilet systems along with Villeroy & Boch baths.

Situated in Goring Road, local shops, cafés and Goring seafront can be found within a short walk, and the nearest mainline railway station in Durrington-on-Sea, giving fantastic links to most major towns and cities.

Entrance Porch

Entrance Hall

Ground Floor W/C
8'7 x 2'7 (2.62m x 0.79m)

Stunning Kitchen/ Diner With Patio Doors To Garden
24'7 x 11'11 (7.49m x 3.63m)

Living Room Feature Perimeter Ceiling Lighting
17'1 x 9'9 (5.21m x 2.97m)

Study Area Housing Boiler
7'3 x 4'11 (2.21m x 1.50m)

Utility Room
7'8" x 7'2" (2.34m x 2.2m)

Bedroom Two With Fitted Wardrobes
15'1 x 11'10 (4.60m x 3.61m)

Bedroom Three With Fitted Wardrobes
15'5" x 6'11" (4.7m x 2.13m)

Bedroom Four
12'2 x 8'10 (3.71m x 2.69m)

Beautifully Fitted Family Bathroom With Separate S
8'8 x 8'6 (2.64m x 2.59m)

Bedroom One With Juliet Balcony
17'3" narrowing to 15'1" x 10'9" (5.27 narrowing to 4.60m x 3.30m)

Dressing Area With Mirrored Sliding Door
7'4" x 5'3" (2.25m x 1.62m)

Dressing Area/ Study/ Nursery
7'6" x 6'11" (2.29m x 2.11m)

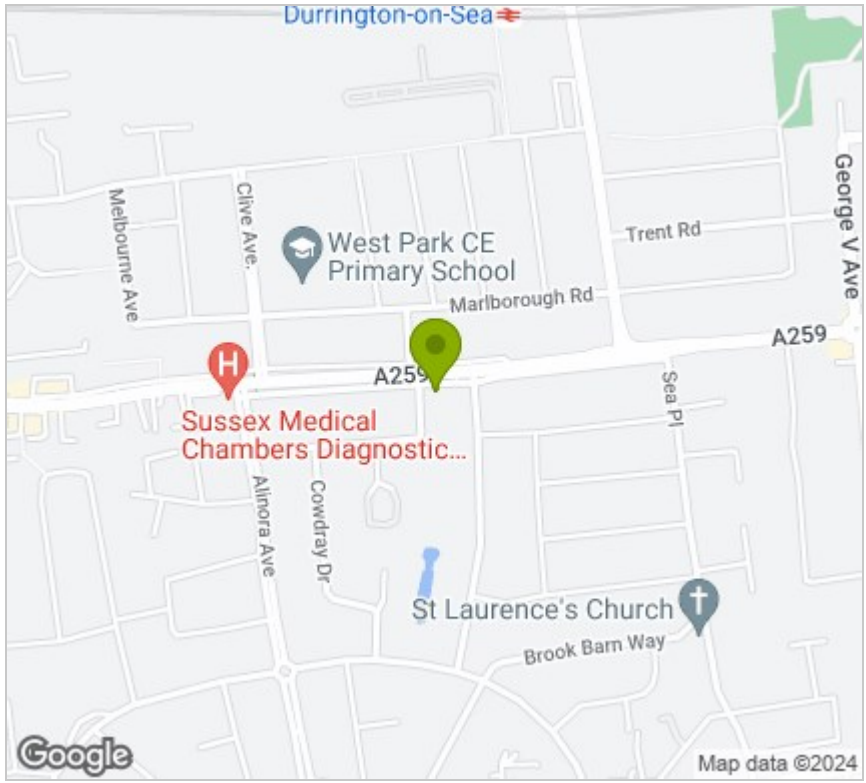
En-Suite Bathroom With Separate Shower
11" x 7'2 (3.35m x 2.18m)

Lanscaped South Facing Private Garden

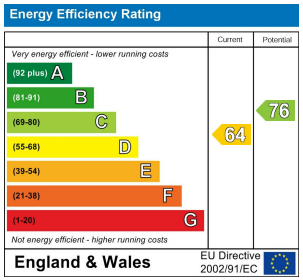
Garage Store With Charge Master Electric Charging
8'9 x 7'9 (2.67m x 2.36m)

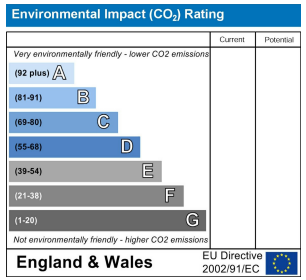
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

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

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