



78 Palatine Road

Goring-By-Sea, Worthing, BN12 6JW

Guide price £530,000

Freehold Council Tax Band D

A deceptively spacious and versatile detached family home with a useful brick built annex within the feature rear garden.

In brief the accommodation comprises UPVC double glazed front door into entrance vestibule opening onto spacious entrance hall with under stairs storage cupboard. There is a double aspect bay fronted lounge which could be utilised as a bedroom, two further ground floor bedrooms and a family wet room. There is a dining room with an arch opening onto a sitting room/conservatory with CosyRoof. There is a modern fitted kitchen, and stairs leading to the first floor landing where you can find two further bedrooms and a family bath and shower room.

Externally the front of the property is laid to brick block paving providing ample off road parking. The rear garden is a particular feature of the property being laid predominantly to lawn with patio areas and maturing tree and shrub lined borders. There are two timber sheds and a brick built garden room/annex with kitchenette, lounge and w/c.

Other benefits include double glazing and gas central heating. In our opinion internal viewing is a considered essential to appreciate the overall size and versatility of this family home.

Situated in Palatine Road, the property is ideally located with local shops nearby within close proximity to both Goring-by-Sea and Durrington-on-Sea mainline railway stations, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three miles distance.

**Entrance vestibule**  
3'4 x 2'9 (1.02m x 0.84m)

**Entrance hall**  
18'1 x 3'0 opening to 17'10 (5.51m x 0.91m opening to 5.44m)

**Lounge/potential bedroom**  
18'7 x 14'1 (5.66m x 4.29m)





Dining room  
7'6 x 9'10 (2.29m x 3.00m )

Rear conservatory with CosyRoof  
11'2 x 17'4 (3.40m x 5.28m)

Double aspect kitchen  
10'2 opening to 17'0 x 10'8 (3.10m  
opening to 5.18m x 3.25m)



Ground floor bedroom one  
10'10 x 13'1 opening to 15'7  
(3.30m x 3.99m opening to 4.75m)

Ground floor bedroom two  
9'6 x 10'7 (2.90m x 3.23m)

Ground floor wet room

Stairs to first floor landing

Bedroom three  
18'2 x 6'11 (5.54m x 2.11m)

Bedroom four  
11'8 x 10'6 (3.56m x 3.20m)

Family bath & shower room  
9'2 x 5'11 (2.79m x 1.80m)

Ample off road parking

Feature rear garden

Brick built annex (w/c, kitchenette,  
sitting area)  
16'8 x 8'2 (5.08m x 2.49m)



## Floor Plan



## Viewing

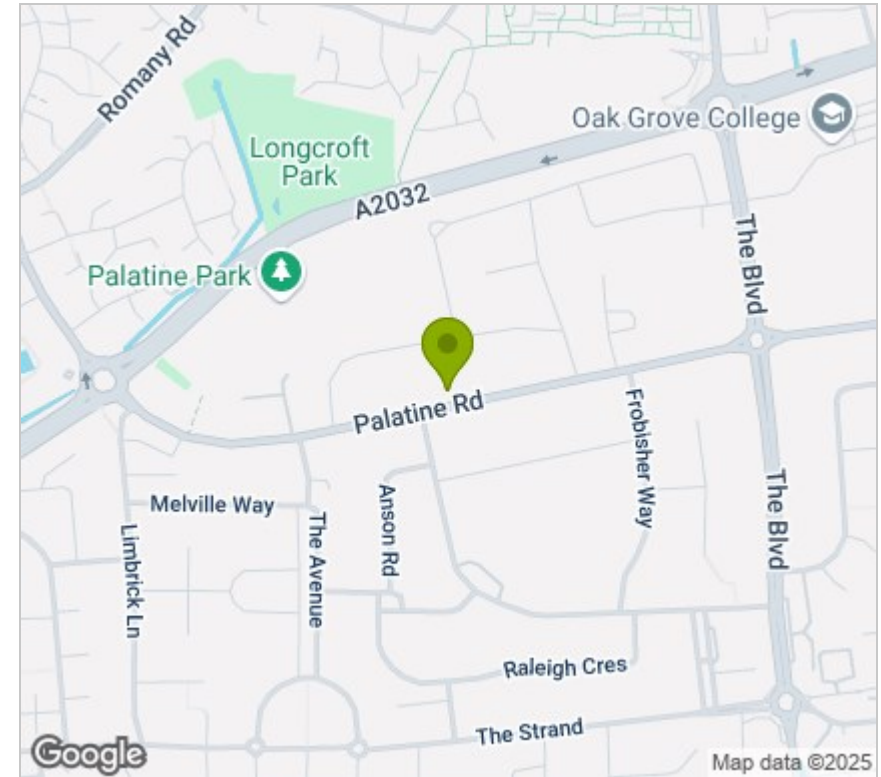
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

