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ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE

40 Ashurst Drive, Goring By Sea, Worthing, BN12 4SW

Guide price £700,000

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40 Ashurst Drive

Goring By Sea, Worthing, BN12 4SW

- Prestigious Goring Hall location within a highly regarded residential development
- Over 1,500 sq ft of spacious and versatile accommodation
- Stylish modern kitchen with integrated appliances and adjoining conservatory
- Four genuine double bedrooms and modern family bathroom
- Larger-than-average 23ft garage, plus off-road parking to the front
- Beautifully presented four-bedroom detached family home
- Elegant bay-fronted lounge and separate dining room with French doors to the garden
- Contemporary bi-fold doors create a wonderful connection between the living space and garden
- Beautifully established rear garden with lawn, mature trees and shrub-lined borders
- Excellent coastal location, with Goring beach and foreshore nearby, local shops at Mulberry Parade and Goring-by-Sea station providing excellent commuter links

A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME IN PRESTIGIOUS GORING HALL

Set within the highly regarded and prestigious Goring Hall development, this beautifully presented four-bedroom family home offers over 1,500 sq ft of spacious and versatile accommodation, a substantial rear garden and a larger-than-average garage.

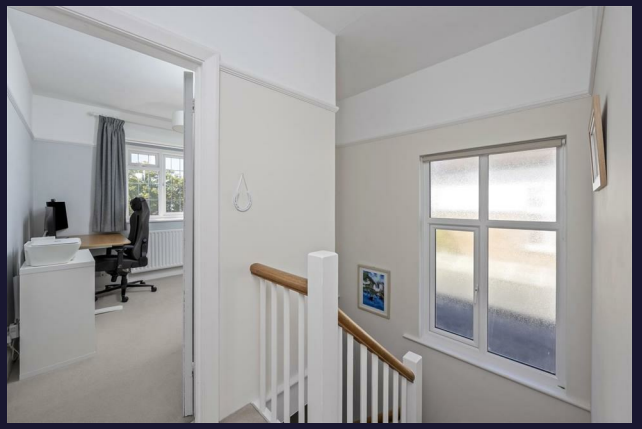
From the moment you step inside, the generous proportions are immediately apparent. The welcoming entrance hall leads to a bay-fronted lounge, separate dining room with French doors opening onto the garden, and an impressive modern kitchen fitted with a range of integrated appliances. The kitchen flows into a bright conservatory, with contemporary bi-fold doors creating a wonderful connection with the garden and providing a fantastic space for relaxed family living and entertaining.

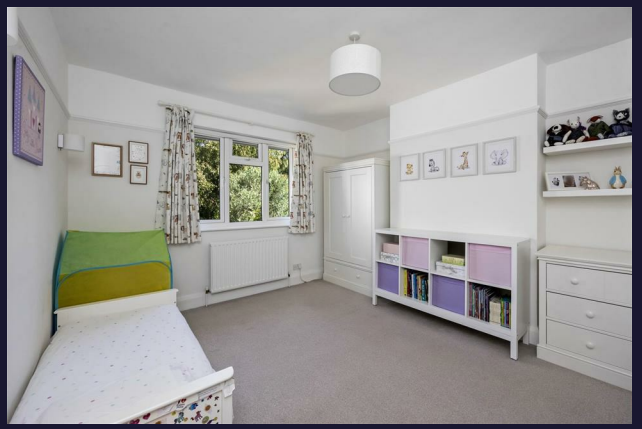
Upstairs are four genuine double bedrooms and a modern family bathroom with both bath and shower facilities, offering excellent flexibility for a growing family, guests or those working from home.

Outside, the rear garden is a particular highlight. Predominantly laid to lawn and framed by established trees, shrubs and planted borders, it offers a wonderfully private and peaceful setting for summer entertaining, children to play or simply enjoying a morning coffee in the sunshine. To the front, there is off-road parking via a brick-block paved driveway, while the impressive 23ft garage provides excellent storage and practical space.

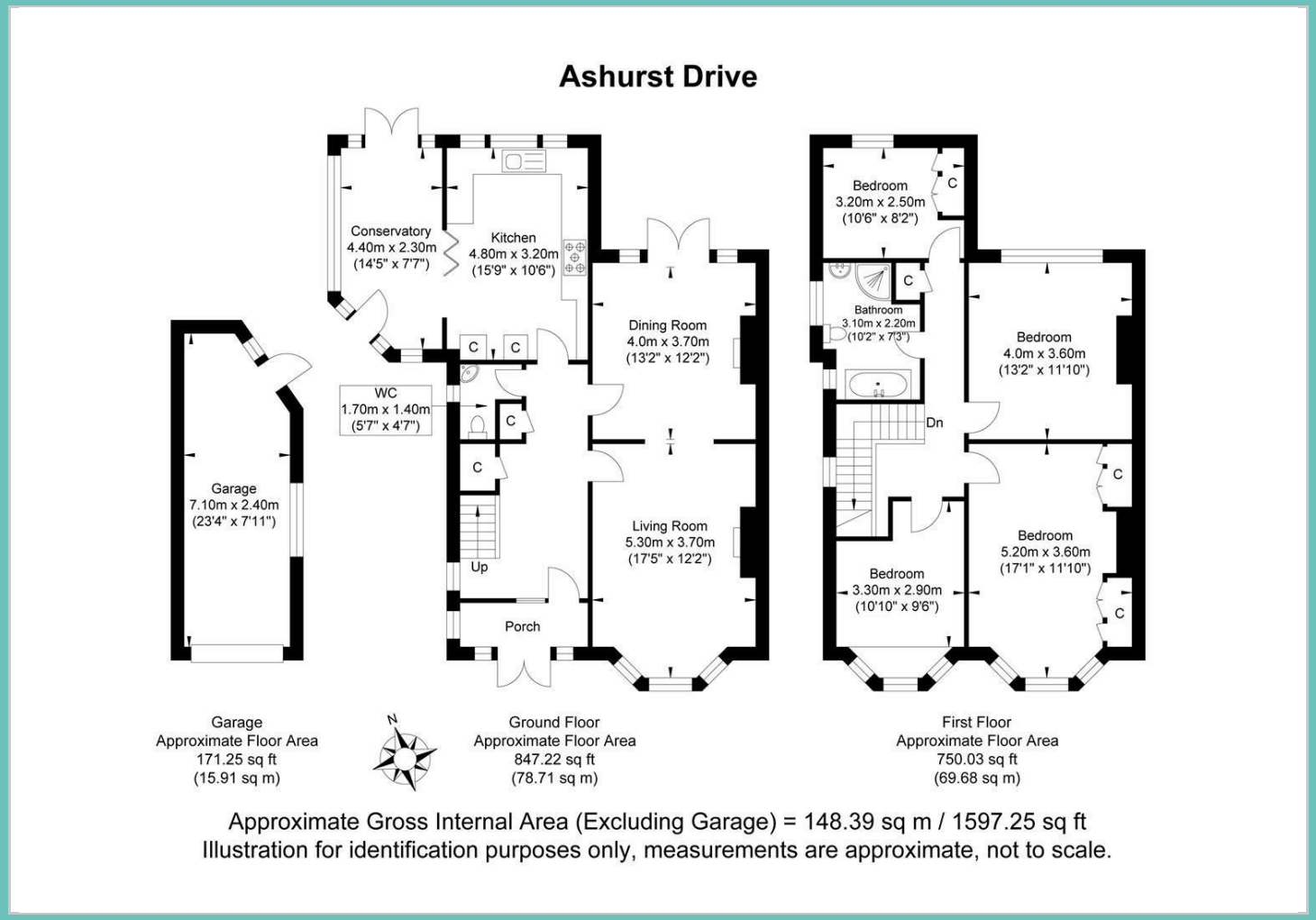
The location is equally appealing. Goring Hall offers a peaceful residential setting, yet the beautiful Goring seafront and beach are just a short walk away – perfect for morning strolls, family beach days or enjoying the Sussex coastline. Mulberry Parade is also nearby, providing convenient local shops for everyday essentials.

Goring-by-Sea railway station is within easy reach, offering excellent connections for commuters and leisure travel, while Worthing town centre is three miles distant.



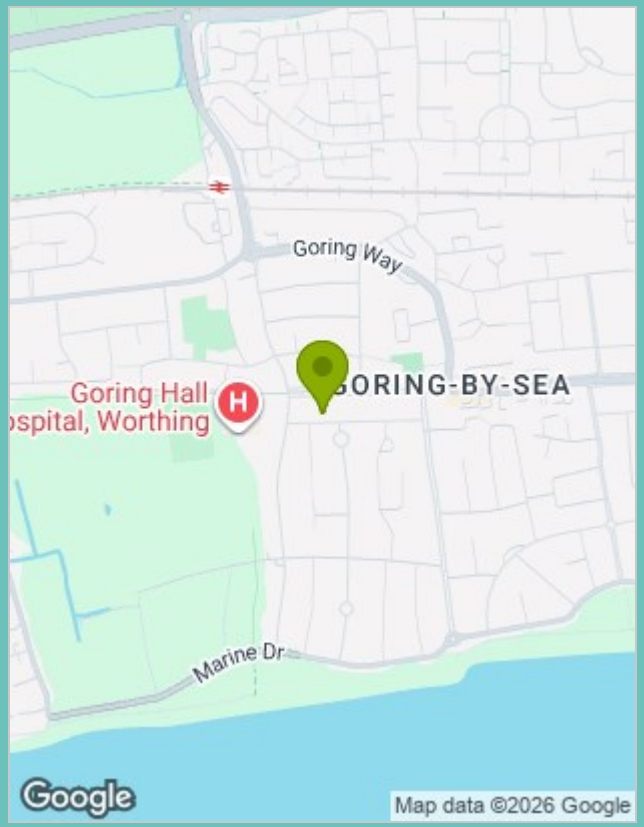


Floor Plans

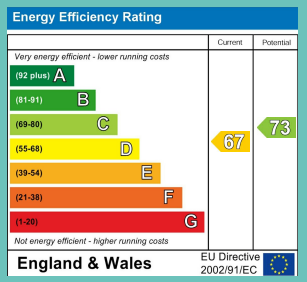


Approximate Gross Internal Area (Excluding Garage) = 148.39 sq m / 1597.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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