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8 Eirene Avenue

Goring-By-Sea, Worthing, BN12 4DL

- Superbly presented end of terrace house
- Modern cloakroom
- Master bedroom with en-suite shower room
- West facing rear garden
- Sole agents

- Close to the beach
- Westerly facing lounge/diner
- Modern fitted family bathroom
- Luxury fitted kitchen with integrated appliances
- · Call now to view

Just a short stroll from the shimmering shoreline of Goring By Sea beach, this exceptional end of terrace home offers more than just a place to live, it offers the chance to embrace the very best of coastal life.

Step inside and you'll find a light-filled, westerly-facing lounge and dining space, where the afternoon sun pours through and evenings feel effortlessly relaxed.

The stylish, fully integrated kitchen is a dream for home cooks, blending modern design with everyday practicality.

To the first floor, the principal bedroom provides a serene sanctuary with its own en suite shower room, while two additional bedrooms and a chic family bathroom offer flexibility for guests, children, or a dedicated home office.

Outside, the west-facing garden is perfect for al fresco suppers or simply unwinding with the sound of the sea in the distance, and the convenience of off-road parking completes the picture.

With sandy walks, seaside cafés, and fresh coastal air on your doorstep, this is a home where every day feels like a holiday.





Composite front door into spacious entrance hall

Ground floor cloakroom

Modern fitted kitchen/breakfast room

13'4 x 8'0 (4.06m x 2.44m)

Feature West facing lounge/diner 18'1 x 16'0 (5.51m x 4.88m)

Stairs to first floor landing

Bedroom one 13'5 x 12'8 (4.09m x 3.86m)

Bedroom two 10'5 x 9'4 (3.18m x 2.84m)

Bedroom three 9'3 x 6'4 (2.82m x 1.93m)

Modern fitted family bathroom

Off road parking

West facing rear garden



















Floor Plans

Total area: approx. 107.5 sq. metres (1157.6 sq. feet) Bedroom Bedroom 2.85m x 1.93m 3.18m x 2.86m (9'4" x 6'4") (10'5" x 9'4") Lounge/Diner 5.51m x 4.88m (18'1" x 16") Landing Bathroom Kitchen Hallway 4.07m x 2.44m Master (13'4" x 8') Bedroom 4.09m x 3.86m En-suite (13'5" x 12'8") **Ground Floor** First Floor Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ituatrative purposes only and should be used as such by any prospective purchaser.

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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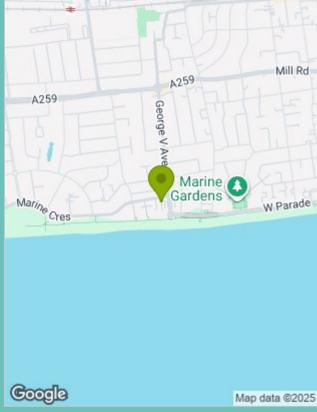








Location Map



Energy Performance Graph

