



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



4 West Park Lane

Worthing, BN12 4ER

Offers over £800,000



## 4 West Park Lane Worthing, BN12 4ER

**\*\*Open day Wednesday 31st August - call now to book your private viewing slot\*\***

James & James Estate Agents are delighted to bring to the market this substantial detached family home set within a highly sought after tree lined position within Goring-by-Sea.

In brief the accommodation comprises spacious entrance hall, lounge, dining room, kitchen/breakfast room, utility room, ground floor W.C and garage. To the first floor are four bedrooms with the master having an en-suite, and an additional family bathroom. To the second floor there are two further bedrooms. Outside, the rear garden is a particular feature being predominately laid to lawn with tree and shrub lined borders.

Located in West Park Lane, conveniently situated within 500 yards of local amenities in Goring Road, and half a mile from rail services to London from Durrington station. Worthing town centre is approximately two mile distant, and offers a variety of shops, restaurants, and theatres plus the pier and promenade.

The A27 which provides access to the larger centres of Brighton and Chichester is approximately three miles distant.

Recreational sports facilities in and around the area include the golf courses at Worthing, Ham Manor and Littlehampton, fitness and swimming at the David Lloyd Centre, and Splashpoint plus many beach activities such as sailing, surfing and walking on the promenade which is half a mile distant.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this fantastic family home.

Council Tax Band F

[Hallway](#)

[Cloakroom](#)





Sitting room  
21'5 x 15'0 (6.53m x 4.57m )

Dining room  
16'9 x 13'7 (5.11m x 4.14m )

Kitchen/breakfast room  
14'8 x 12'1 (4.47m x 3.68m )

Utility room  
9'3 x 5'6 (2.82m x 1.68m )

First floor landing

Bedroom 1  
14'9 x 13'7 (4.50m x 4.14m )

En-suite bathroom

Bedroom 2  
14'10 x 14'6 (4.52m x 4.42m )

Bedroom 3  
16'7 x 13'4 (5.05m x 4.06m )

Bedroom 4  
8'9 x 8'8 (2.67m x 2.64m )

Family bathroom

Separate W.C.

Second floor landing

Bedroom 5  
17'10 x 10'10 (5.44m x 3.30m )

Bedroom 6  
17'10 x 12'5 (5.44m x 3.78m )

Garden

Garage

Driveway

Solar panels



## Floor Plan

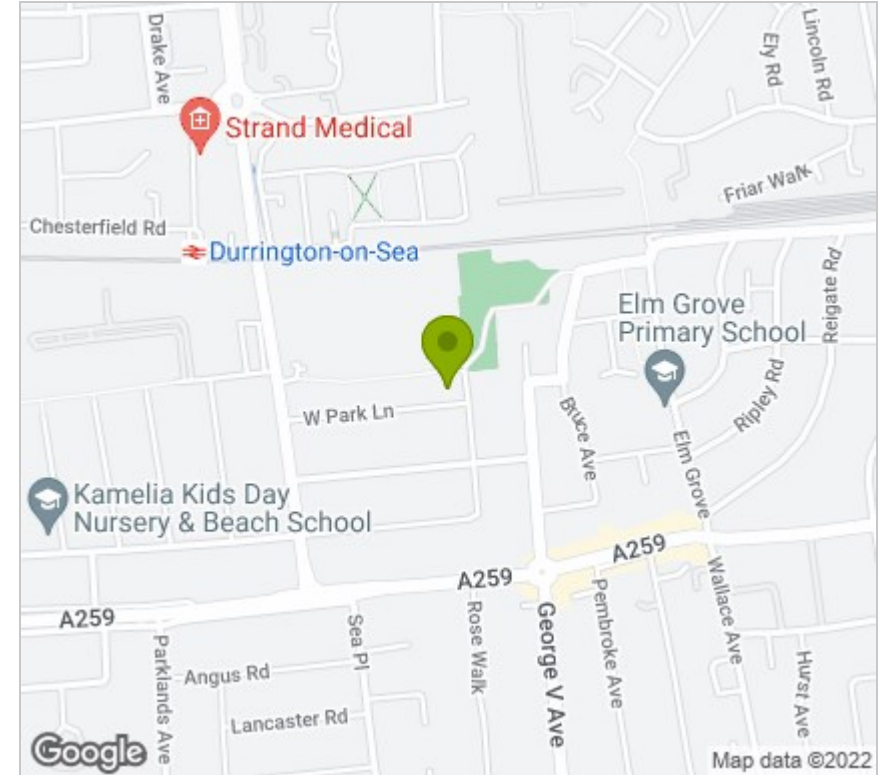


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

