



29 Brook Barn Way, Goring-By-Sea, Worthing, BN12 4DN

Guide price £600,000 - £625,000



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Situated just moments from Goring seafront, this beautifully presented and thoughtfully extended three bedroom detached chalet style home offers spacious and versatile accommodation, a stunning South facing garden and off road parking, situated, in Brook Barn Way. CHAIN FREE.

A double glazed front door opens into a generous entrance hall with underfloor heating and useful built in storage beneath the stairs. The ground floor includes a spacious double bedroom and a contemporary family bath/shower room featuring a bath, walk-in shower, vanity wash hand basin, WC, heated towel rail and underfloor heating.

The impressive living accommodation comprises a good sized dining room opening into a spacious lounge with a feature brick fireplace incorporating a gas fire. Double glazed doors lead onto a raised deck overlooking the garden, while sliding doors open into a glass roofed loggia with power, lighting and heating. The lounge also flows into a bright pitched roof conservatory with doors opening onto the South facing rear garden.

The modern fitted kitchen offers an excellent range of units and integrated appliances including a four ring electric hob, double oven, microwave and dishwasher, together with underfloor heating. An opening leads into the loggia, which also provides side access to the front of the property.

Upstairs are two further bedrooms. The principal bedroom benefits from fitted wardrobes, a modern en-suite shower room and double glazed doors opening onto a superb private South facing roof terrace. Bedroom three overlooks the rear garden.

The beautifully landscaped South facing garden is a real highlight, featuring raised decking with pergolas, an area of artificial lawn, mature planting and several seating areas, including a further raised deck with a retractable canopy. There is also a powered garden shed.

To the front, a block paved driveway provides parking for several vehicles and an electric charging point.



Entrance hall

Kitchen 11'8 9'1 (3.56m 2.77m)

Dining room 13'3 10'0 (4.04m 3.05m)

Living room 21'0 13'6 (6.40m 4.11m)

Conservatory 11'1 9'10 (3.38m 3.00m)

Ground floor bedroom 11'1 x 9'9 (3.38m x 2.97m)

Ground floor bath & shower room
11'1 x 9'9 (3.38m x 2.97m)

Stairs to first floor

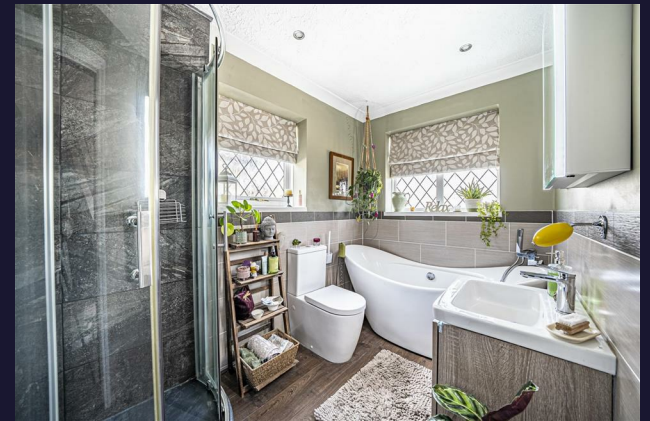
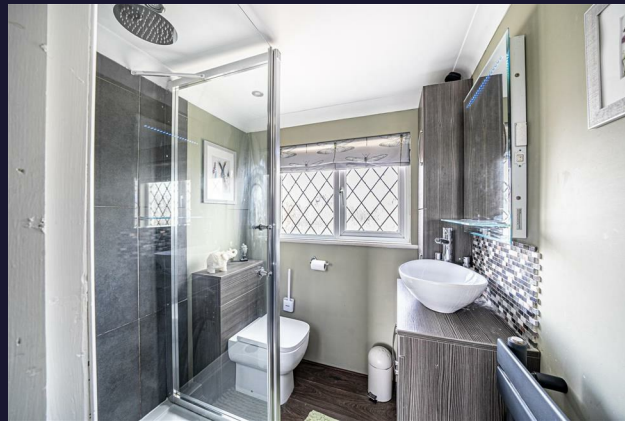
Bedroom 7'10 x 5'9 (2.39m x 1.75m)

Bedroom 14'2 x 12'6 (4.32m x 3.81m)

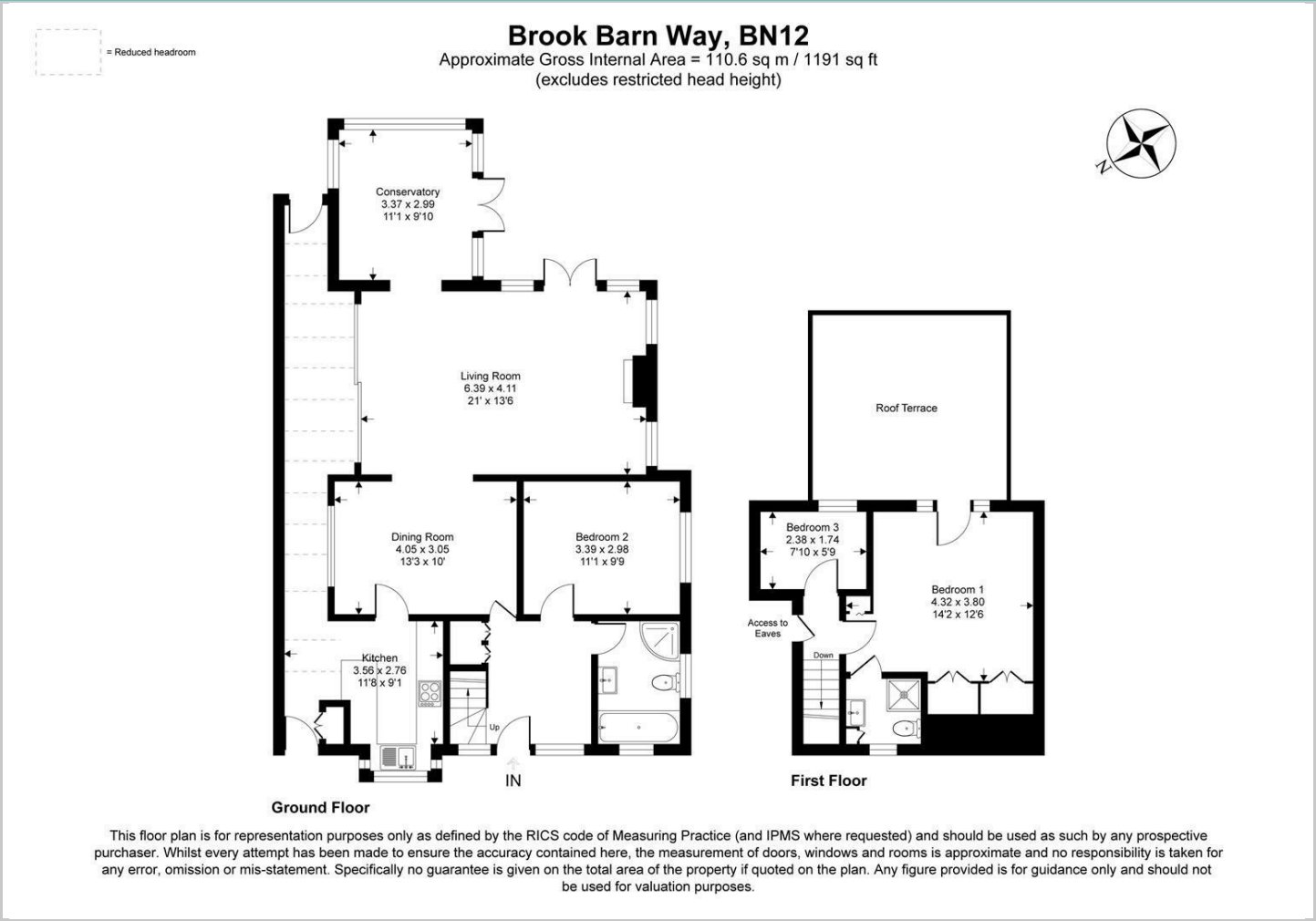
En-suite shower room

Roof terrace





Floor Plans

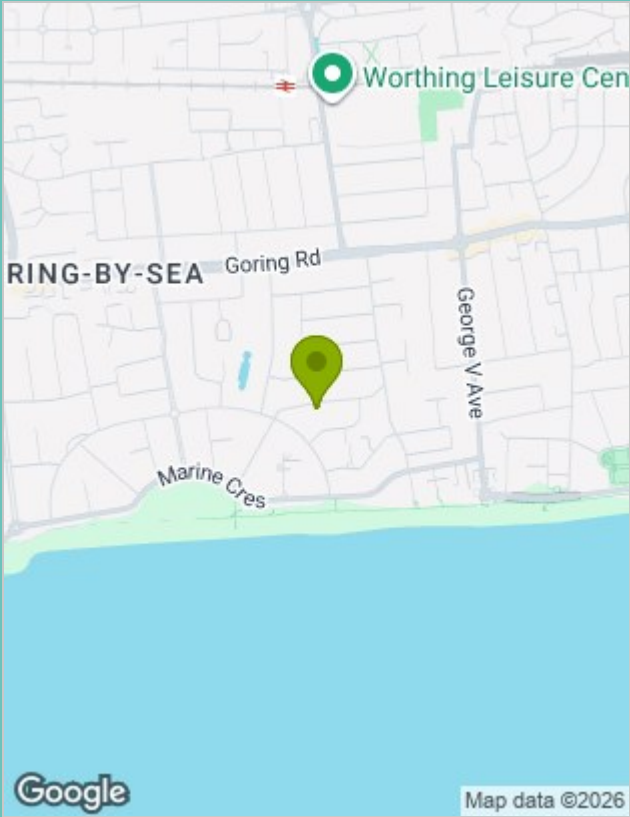


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Location Map



Energy Performance Graph

