



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



27 Sea Lane, Goring-By-Sea, BN12 4QB

Offers over £750,000





# 27 Sea Lane

, Goring-By-Sea, BN12 4QB

- Yards from Goring beach
- Luxury kitchen/diner
- Four good size bedrooms
- Gas central heating
- Sole agents
- Feature West facing balcony
- Lounge with focal fireplace
- Ground floor study
- Double glazing
- No onward chain

Offered for sale with no onward chain is this superbly presented 1930's four double bedrooms semi-detached house located yards from Goring beach.

In brief, the accommodation comprises entrance porch into spacious entrance hall with solid wood floors, under stairs storage cupboard, ground floor cloakroom. The half bay-fronted lounge boasts a decorative fireplace with double doors opening onto the feature open plan kitchen/diner/breakfast room with log burning stove, space for a range of appliances, and breakfast bar with seating for two. There is a ground floor study.

To the first floor is a spacious landing with two large storage cupboards, four good sized bedrooms with bedroom three enjoying double glazed French doors opening onto a balcony. There is a family bathroom with separate W/C.

Externally the front garden is laid to brick block paving, providing ample off road parking, which in turn leads to the garage with up & over door. The West facing rear garden is a particular feature of the property with a raised full width decked area, areas of shingle, and the remainder laid to lawn with a profusion of tree and shrub lined borders. There is also a timber shed.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size, condition, and location of this chain free home.

Situated on the West side of Sea Lane, Goring by Sea, the beach is just moments away and local shops can be founded at Mulberry parade, which caters for everyday needs. The nearest mainline railway station is Goring-by-Sea, which gives great links to most major towns and cities.



UPVC double glazed front door into entrance porch  
8'0 x 3'4 (2.44m x 1.02m)

Spacious entrance hall  
16'5 x 6'6 (5.00m x 1.98m)

Ground floor cloakroom

Half bay fronted lounge with focal fireplace  
16'7 x 13'1 (5.05m x 3.99m)

Luxury refitted kitchen/diner/breakfast room  
29'4 x 10'6 opening to 15'5 (8.94m x 3.20m opening to 4.70m)

Study  
7'4 x 7'8 (2.24m x 2.34m)

Stairs to first floor landing  
17'1 x 6'5 (5.21m x 1.96m)

Bedroom one  
16'6 x 13'0 (5.03m x 3.96m)

Bedroom two  
15'3 x 13'4 (4.65m x 4.06m)

Bedroom three  
14'7 x 9'3 (4.45m x 2.82m)

Doors onto balcony  
14'2 x 2'8 (4.32m x 0.81m)

Bedroom four  
7'9 x 7'4 (2.36m x 2.24m)

Family bathroom  
6'2 x 5'8 (1.88m x 1.73m)

Separate w/c

Ample off road parking

Feature West facing rear garden

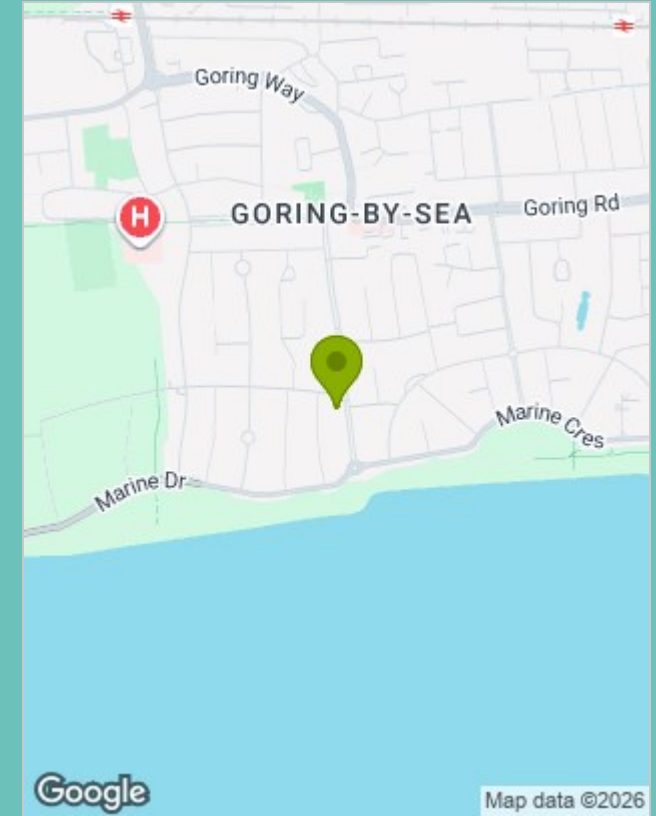
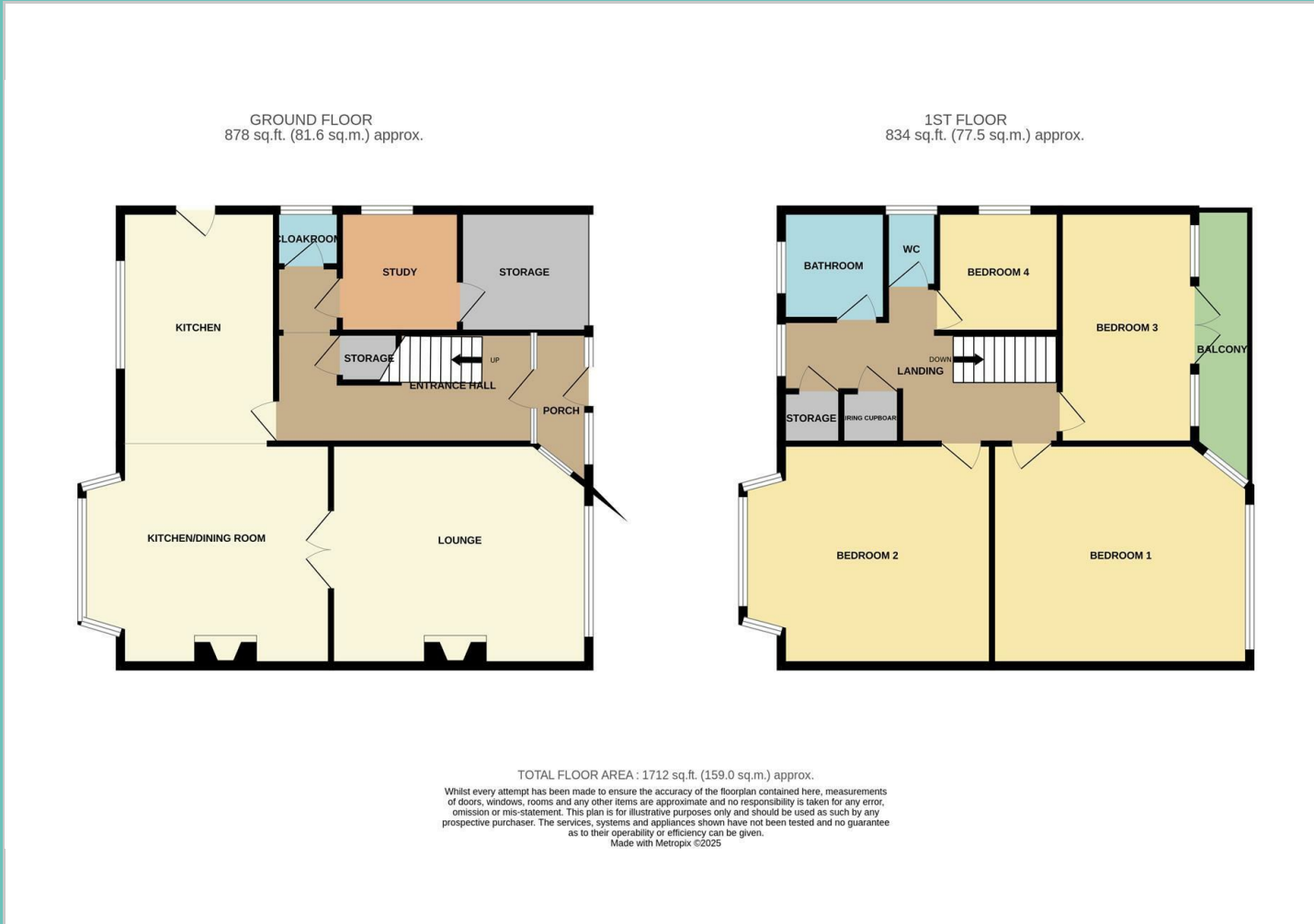
Garage  
7'7 x 8'2 (2.31m x 2.49m)



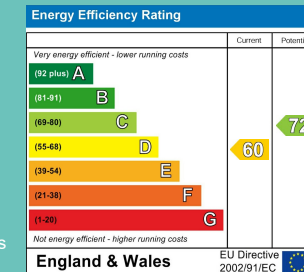


# Floor Plans

# 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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