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

89 Goring Road

Goring-By-Sea, BN12 4AY

Guide price £600,000

Freehold Council Tax Band E

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***** Guide Price £600,000 - £625,000 *****

We are proud to offer for sale this attractive detached family home, ideally located within a short walk of Goring's popular shopping parade and seafront.

The accommodation comprises an original solid wood front door opening into the hallway, with a ground floor W/C. There is a bay fronted living room and separate dining room, both featuring log burners, leading through to a useful conservatory. The modern fitted kitchen offers a range of base and eye level units, together with a breakfast bar.

To the first floor are four bedrooms and a spacious family bathroom with both a separate bath and shower.

Externally, the front of the property benefits from a sweeping block paved driveway providing parking for several vehicles, with wooden gates leading to a useful lean to storage area and garage. To the rear is a fantastic south facing garden, with a patio seating area and steps leading down to a lawn with mature shrubs and trees. There are also two useful outbuildings, one of which benefits from a power supply.

Further benefits include gas fired central heating, double glazing and excellent decorative order throughout.

Situated on Goring Road, the property is within easy reach of Goring's popular shopping parade, with a range of local shops, cafés and everyday amenities all close by. Goring seafront and beach are also within a short walk, while Durrington on Sea mainline railway station is nearby, providing direct links to Worthing, Brighton and London.

Internal viewing is highly recommended to appreciate the generous accommodation, excellent condition and superb location of this versatile family home.

Inner Porch

Entrance Hall With Original Floors

Bay Fronted Living Room
16'2 x 13'6 (4.93m x 4.11m)

Dining Room With Log Burner
14'7 x 13'6 (4.45m x 4.11m)

Conservatory

Modern Fitted Kitchen
17'1 x 8'10 (5.21m x 2.69m)

Ground Floor W/C

Stairs To First Floor

Bedroom One With Fitted Wardrobes
16'2 x 11'3 (4.93m x 3.43m)

Bedroom Two
13'5 x 9'1 (4.09m x 2.77m)

Bedroom Three
9'2 x 8'11 (2.79m x 2.72m)

Bedroom Four/Study
10" x 5'6 (3.05m x 1.68m)

Family Bathroom

Large South Facing Garden

Block Paved Driveway

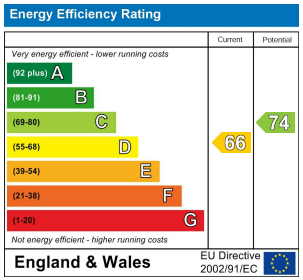
Garage

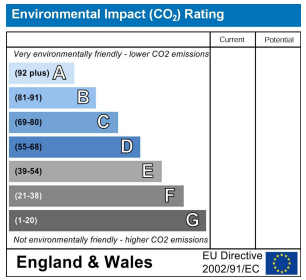
Lean To Storage

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

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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