



**JAMES&JAMES**  
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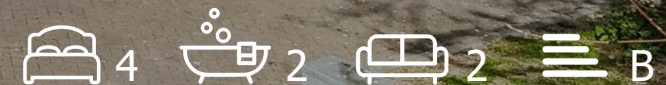
50B Ferring Street | Ferring | West Sussex | BN12 5JP

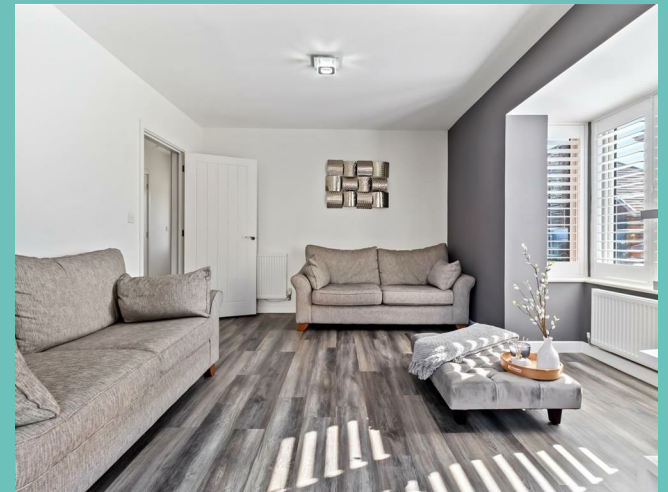
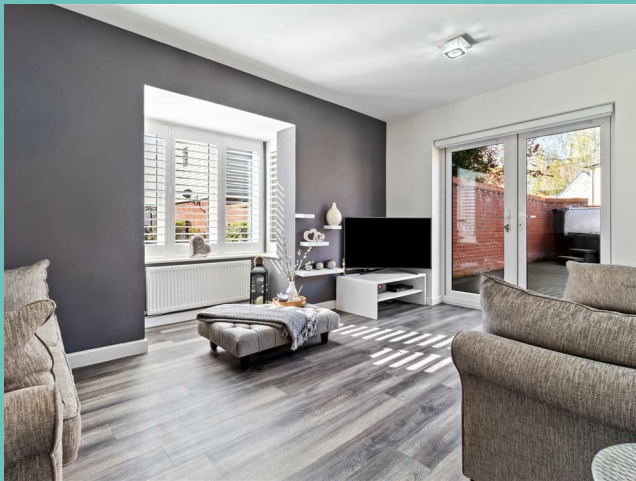
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



6 Skylark Rise, Goring-By-Sea, BN12 6FG

Asking price £525,000





# 6 Skylark Rise

, Goring-By-Sea, BN12 6FG

- One of a kind flint fronted modern family house
- Double aspect sitting room with double doors to rear garden
- Master bedroom with re-fitted en-suite
- Study/bedroom 5
- Stunning walled rear garden
- Beautifully maintained and updated by the current owners
- Upgraded kitchen/dining with integrated appliances and double doors to the rear garden
- Three further double bedrooms all with fitted wardrobes
- Re-fitted family bathroom with bath & separate shower cubicle
- Easy access to Goring Railway Station and David Lloyd Health & Sports Club

The only house on this exclusive development to be finished with striking flint fronted elevations.

Built by Bloor Homes in 2016 to their "Malham" design, this stunning detached family house offers incredibly versatile and spacious accommodation.

Since owning the property from new, the current owners have maintained the property to an impeccable standard and made some striking upgrades. These upgrades include the installation of beautiful granite worksurfaces in the kitchen, re-fitting both the family bathroom and en-suite shower room, fitting wardrobes in all bedrooms and landscaping the rear garden.

On the ground floor the accommodation flows beautifully, with doors from the hallway providing access to all principal reception rooms. The double aspect sitting room benefits from a large bay window and double doors opening on to the rear garden. The stunning kitchen/dining room has a range of integrated appliances, built in double oven, granite worksurface with breakfast bar and double doors to the rear garden. There is a separate study which could, if required, be used as a 5th bedroom, along with a utility room and downstairs cloakroom.

To the first floor the master bedroom has fitted wardrobes, bay window and re-fitted en-suite shower room. There are three further double bedrooms all benefitting from fitted wardrobes and a family bathroom with bath and separate shower.

To the outside the rear garden enjoys a north-westerly aspect capturing the afternoon and evening sunshine. The garden has been laid to artificial lawn bordered by a large decking and patio area and enclosed by brick walls. There is a gate providing access from the rear garden to the driveway and door opening in to the garage which has been converted to a home gym with useful storage area.

In accordance with the Estate Agency Act 1979 section 21 (Connected Person), to advise a potential purchaser that the seller of this property is connected to an employee of James Estate Agents Limited.



Entrance hall

Sitting room

15'5 x 13'1 (into bay) (4.70m x 3.99m (into bay))

Kitchen/dining room

20'10 x 9'8 (6.35m x 2.95m)

Study/bedroom 5

9'4 x 8'8 (2.84m x 2.64m)

Utility room

7'2 x 4'8 (2.18m x 1.42m)

Downstairs cloakroom

Bedroom 1

13'5 into bay x 13'5 max (4.09m into bay x 4.09m max)

En-suite shower room

Bedroom 2

12'5 max x 9'10 (3.78m max x 3.00m)

Bedroom 3

9'8 x 9'5 (2.95m x 2.87m)

Bedroom 4

9'9 x 9'9 max (2.97m x 2.97m max)

Family bathroom with bath & separate shower

9'9 x 6'8 (2.97m x 2.03m)

Driveway

Garage/home gym

13'3 x 9'9 (4.04m x 2.97m)

Garage store

9'9 x 5'6 (2.97m x 1.68m)

Attractive front & rear gardens

Pleasant outlook to the front over wooden copse

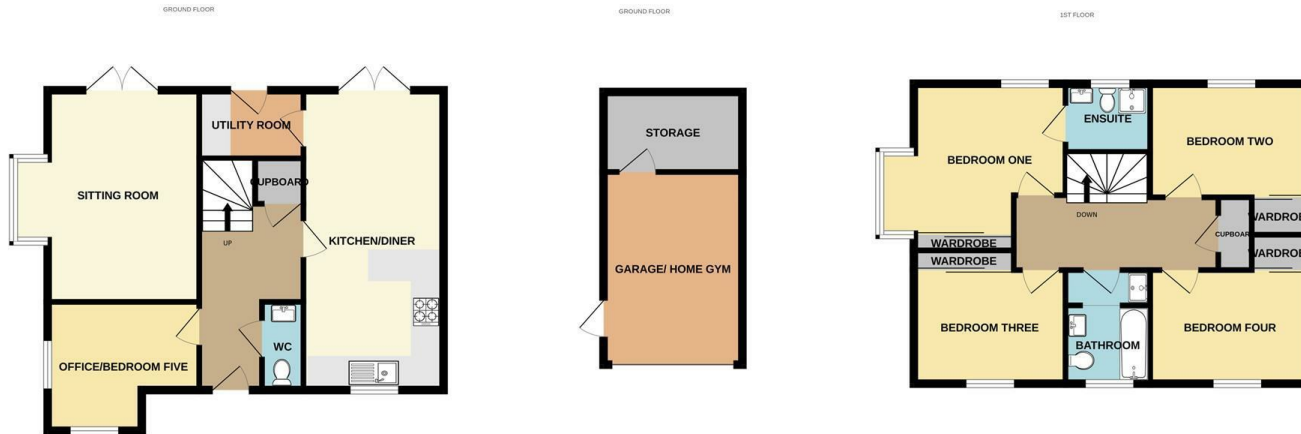
Estate charge approx £324 p.a.



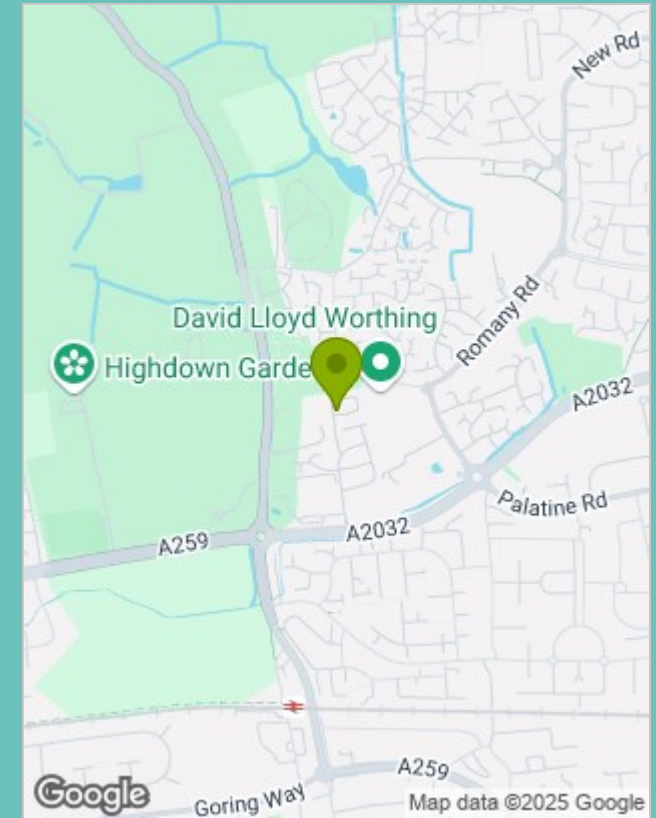


# Floor Plans

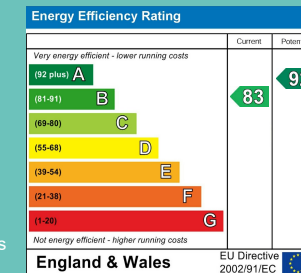
# Location Map



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

