



8 West Park Lane  
Goring-By-Sea, Worthing, BN12 4ER

Guide price £800,000

Freehold Council Tax Band F



A most impressive characterful, detached family home situated in this enviable position of West Park Lane.

In brief, the accommodation comprises entrance porch with door opening onto the spacious entrance hall, with a ground floor w/c and expose wood floor. There is a double aspect, double bay fronted lounge with focal log burning stove and stained glass windows. The separate dining room also enjoys a log burning stove, and exposed floor boards with door onto UPVC double glazed conservatory and French doors onto the garden. The kitchen/breakfast room is well fitted with acrylic sink and a pleasing outlook over the rear garden. Being double aspect, there is access to a covered lean-to with front and rear access.

To the first floor there are four double bedrooms with a range of fitted wardrobes to the bay fronted master incorporating a shoe rack and a concealed TV point. Bedrooms two and three also have fitted wardrobes, whilst bedroom four has a pleasing outlook over the sports centre athletics field. There is a bathroom with bath and electric shower, and a separate w/c.

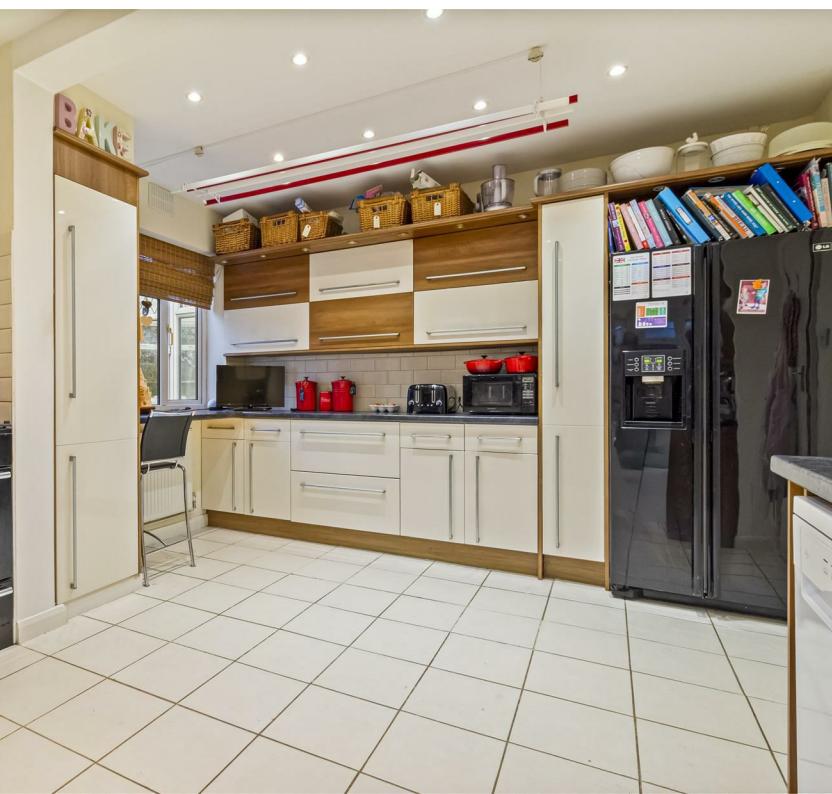
Externally, the front garden is laid predominantly to lawn with an ornate fish pond and ample off road parking which leads to the garage. There is a well stocked mature rear garden laid predominantly to lawn with a profusion of tree and shrub lined borders, summer house, areas of patio and a pergola.

In our opinion internal viewing is considered essential to appreciate the overall size and character of this beautiful detached home.

Situated in West Park Lane, the property is just a short stroll from the beach, shops at Goring Road, and mainline railway at Durrington-on-Sea station.

**Garage**  
20'2 x 8'6 (6.15m x 2.59m)

**Covered entrance into entrance porch with stained**  
4'7 x 5'4 (1.40m x 1.63m)





Spacious entrance hall  
16'6 x 5'4 opening to 9'1 (5.03m x 1.63m opening to 2.77m)

Ground floor w/c

Feature double aspect bay fronted lounge  
21'9 x 14'11 (6.63m x 4.55m)

Dining room  
16'10 x 13'3 (5.13m x 4.04m)

UPVC double glazed conservatory  
13'8 x 11'9 (4.17m x 3.58m)

Kitchen/breakfast room with pleasing outlook  
14'6 x 11'8 (4.42m x 3.56m)

Covered walkway  
21'11 narrowing to 9'7 x 3'2 opening to 8'1 (6.68m narrowing to 2.92m x 0.97m opening to 2.46m)

Stairs to first floor landing with large loft space

Large airing cupboard

Bay fronted master bedroom with fitted wardrobes  
21'9 x 13'3 (6.63m x 4.04m)

Bedroom two  
16'4 x 13'6 (4.98m x 4.11m)

Bedroom three  
8'1 x 9'1 (2.46m x 2.77m)

Bay fronted bedroom four  
15'9 x 14'2 (4.80m x 4.32m)

Family bath & shower room  
8'2 x 8'3 (2.49m x 2.51m)

Separate w/c

Front garden with ornate fish pond

Garage

Off road parking

Well stocked rear garden

Summer house

## Floor Plan



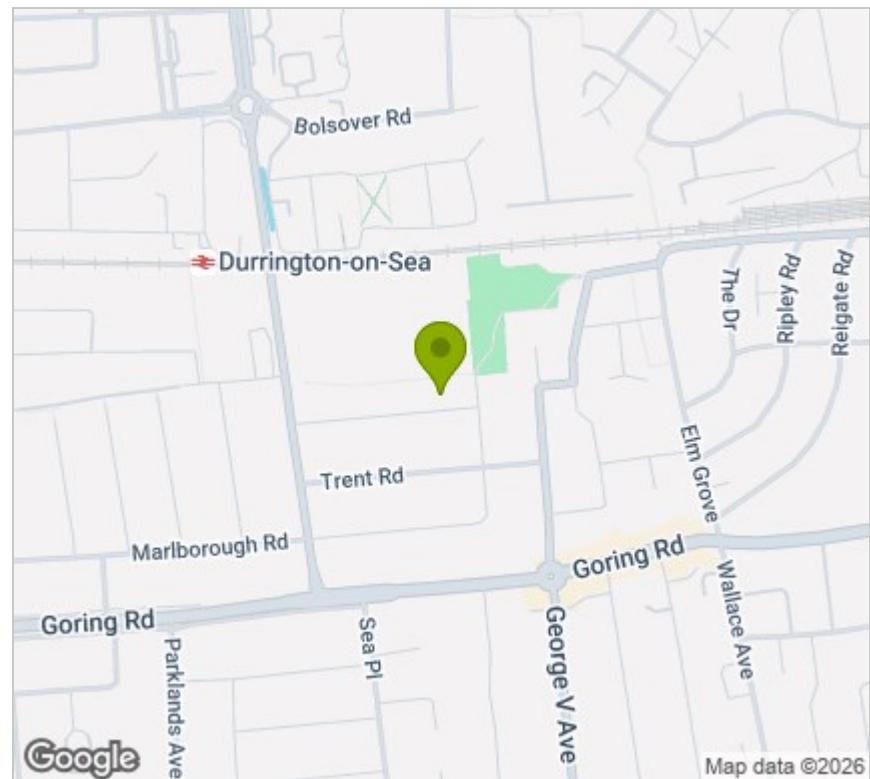
## Viewing

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

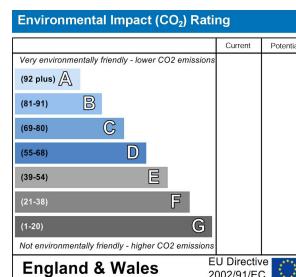
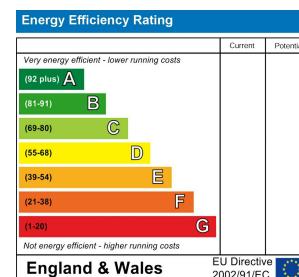
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## Area Map



## Energy Efficiency Graph



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