



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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128 Sea Lane

, Goring-by-Sea, BN12 4PU

Guide price £700,000

Freehold Council Tax Band F



Guide Price £700,000 - £725,000.

This beautifully extended detached four bedroom family home offers spacious and well presented accommodation throughout.

A double glazed front door opens into a welcoming hallway with access to the integral garage and a recently refitted cloakroom.

To the front of the property, the stylish kitchen/breakfast room features solid wood worktops, contemporary white gloss wall and base units, a fitted gas hob, double oven, microwave, and a full height pull out larder cupboard. There is also space for a fridge freezer, tiled flooring, recessed spotlights, and a double glazed side door.

The generous dual aspect living room features a charming brick fireplace with a remote controlled electric flame effect fire, fitted shelving and storage, and flows seamlessly into the dining room. The spacious conservatory benefits from tiled flooring, underfloor heating, an electric radiator, power and lighting, and double glazed doors leading out to the landscaped rear garden.

To the first floor are four well proportioned bedrooms, including an impressive principal bedroom with extensive fitted wardrobes and an en suite shower room complete with a walk in shower, vanity unit, WC, heated towel rail, and recessed spotlights. A further front facing bedroom also benefits from fitted mirrored wardrobes. The family bathroom is fitted with both a panelled bath and a separate fully tiled shower cubicle, together with a vanity wash basin, WC, heated towel rail, and double glazed window.

Externally, the property enjoys attractive flint walling, mature shrubs, palm trees, and evergreen hedging to the front, along with a large brick paved driveway providing ample off road parking and access to the integral garage.

The rear garden is arranged over two levels and features a paved patio, steps leading to a lawned area, a summerhouse and a garden shed.





Entrance hall

Kitchen

Living room

Dining room

Conservatory

Ground floor w/c

Stairs to first floor landing

Bedroom one

En-suite

Bedroom two

Bedroom three

Bedroom four

Family bathroom

Garage

## 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

