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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



20 Brook Barn Way, Goring-By-Sea, BN12 4DW

Offers over £575,000





20 Brook Barn Way

, Goring-By-Sea, BN12 4DW

- Substantial Family Home
- 5 Bedrooms
- Modern Fitted Kitchen
- Beautifully Maintained Rear Garden
- Highly Desirable Location
- Period Property
- Bay Fronted Lounge/Diner
- Family Bathroom & En-suite
- Garden Room/Bar With Bi Folding Doors
- Sole Agents

We are delighted to offer for sale this beautifully presented five-bedroom period family home, ideally situated within a quiet yet convenient position of South Goring.

The accommodation comprises entrance hall leading to a modern fitted kitchen, complete with a range of base and eye-level units and integrated appliances, a spacious bay fronted lounge/diner with French doors to garden.

Stairs to first floor, there are three generous bedrooms with a further single and access to south facing balcony through bedroom three and a family bathroom with bath over shower.

To the second floor there is an impressive main bedroom suite with fitted wardrobes, eaves storage and en-suite shower room.

Externally to the rear there is an attractive garden which is predominately laid to lawn with well stocked borders, a decked seating area and garden room/bar with bi folding doors. There is a useful outdoor utility room with w/c.

Internal viewing is considered essential to appreciate the overall size and character of this beautiful family home. The total floor area is 151 square metres.

Situated in Brook Barn Way, local shops are nearby, and local buses serve the area. The nearest mainline railway station in Durrington-on-Sea which provides great links to major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately two mile distance, and the beach is just a short walk away.



Entrance Hall	
Bay Fronted Lounge/Diner	28'9 x 14'5 (8.76m x 4.39m)
Modern Fitted Kitchen	12'11 x 11'2 (3.94m x 3.40m)
Stairs To First Floor	
Bedroom Two	12'11 x 11'6 (3.94m x 3.51m)
Bedroom Three	12'8 x 9'3 (3.86m x 2.82m)
Bedroom Four With Balcony	9'6 x 7'8 (2.90m x 2.34m)
Bedroom Five	9'9 x 5'8 (2.97m x 1.73m)
Stairs To Second Floor	
Bedroom One	19'8 x 16'1 (5.99m x 4.90m)
En-Suite	9'5 x 4'4 (2.87m x 1.32m)
Rear Garden	
Garden Room/Bar	15'11 x 10'2 (4.85m x 3.10m)
Outdoor Utility Room/ W/C	11'3 x 2'10 (3.43m x 0.86m)

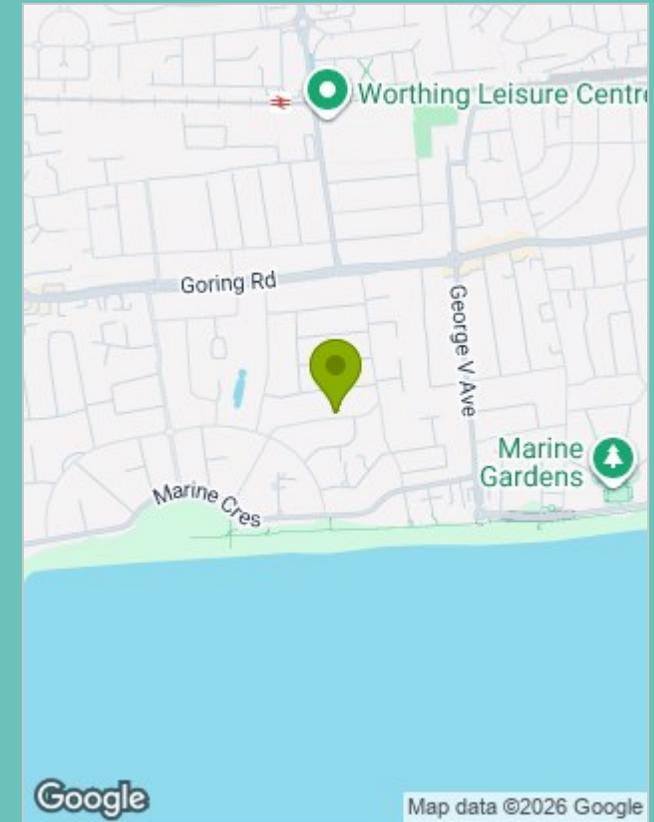




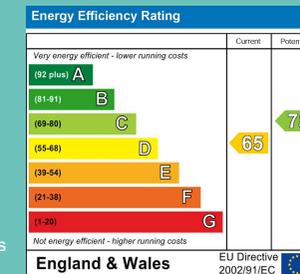
Floor Plans



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.

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.



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