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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



27 West Park Lane

Goring-By-Sea, Worthing, BN12 4EP

Guide price £650,000

Freehold Council Tax Band E



Guide Price £650,000 to £700,000

Located on the ever-popular West Park Lane, this substantial family home enjoys an enviable position within easy reach of both the mainline railway station and local shops. Offering versatile and well-proportioned accommodation throughout, the property briefly comprises an entrance porch leading into a spacious entrance hall with ground floor WC. To the front, there is a bay-fronted sitting room, alongside a separate dining room with doors opening into a UPVC double glazed conservatory, creating an ideal space for entertaining. The kitchen breakfast room provides a practical and sociable hub of the home.

To the first floor are three generous double bedrooms, along with a family bathroom, while stairs rise to the second floor where a further bedroom suite can be found, complete with en suite facilities and ample storage.

Externally, the property benefits from a south-facing rear garden, perfect for enjoying the sun throughout the day. The former garage has been thoughtfully converted to provide a workshop to the rear and a useful bike store to the front, while the frontage has been arranged with brick block paving to offer ample off-road parking.

Further benefits include gas central heating and double glazing, alongside a number of energy-efficient enhancements such as air-to-air heating, thermodynamic water heating, and solar panels with battery storage

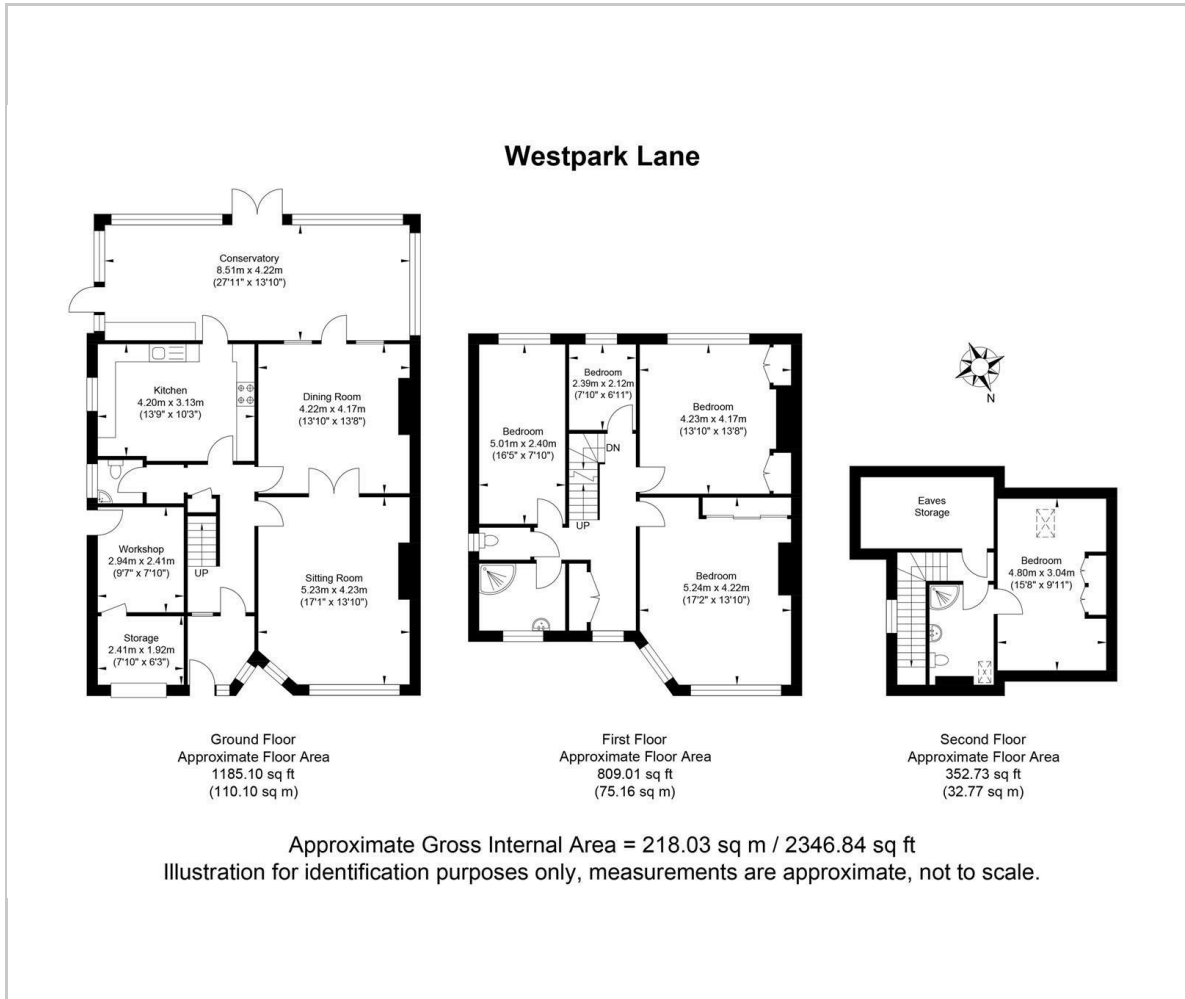




located in the loft space.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a spacious and adaptable home in a highly sought-after location. Internal viewing is highly recommended to fully appreciate all that this property has to offer.

## Floor Plan



## Viewing

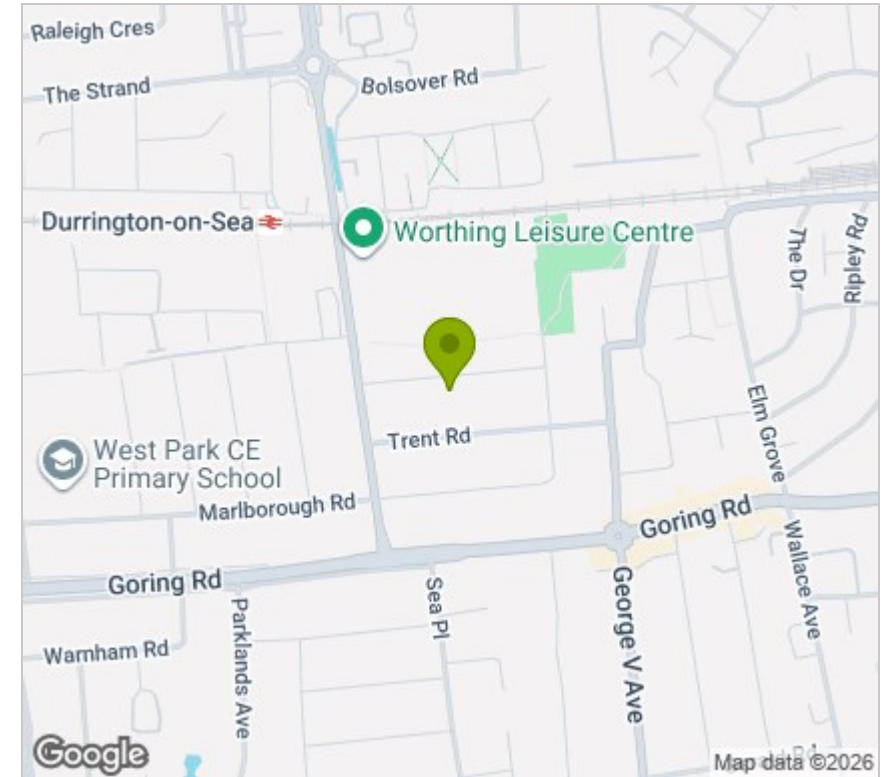
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

