



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

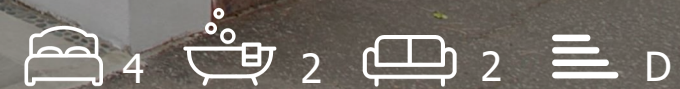


127 Goring Road

Goring-By-Sea, Worthing, BN12 4AZ

Guide price £750,000

Freehold Council Tax Band E



James & James are delighted to bring to the market this BEAUTIFULLY & TASTEFULLY refurbished property located within a desirable location in South Goring.

The accommodation comprises entrance porch through to entrance hall, ground floor w/c, living room with perimeter ceiling mood lighting and engineered oak flooring throughout the ground floor, a stunning REAL OAK shaker kitchen/ diner with QUARTZ worktops and a range of base and eye level units with Neff appliances.

The kitchen leads through to a study area with fitted desk leading to utility room.

To the first floor, there are three DOUBLE bedrooms, two of which have fitted wardrobes and an INDIVIDUALLY PEBBLE TILED bathroom with separate shower.

To the second floor, there is an OUTSTANDING main bedroom suite with WARM ROOF to loft conversion and feature FULL WIDTH GLASS Juliet balcony with SEA GLIMPSES, two DRESSING AREAS, one of which could have use for a nursey or extra office space and a contemporary en-suite bathroom with separate shower.

Externally, to the front there is a laurel lined lawn with inset pebble driveway leading to garage store with ELECTRICAL CHARGING POINT & POWER.

To the rear is a particular feature being of SOUTHERLY aspect offering a private and secure landscaped lawn garden with patio seating, raised rendered planters with uplighters and cedar fencing.

Further benefits include, double glazing, gas fired central heating, under floor heating to bathrooms, Hansgrote & Grohe showers, thermostats and wall to hang toilet systems along with Villeroy & Boch baths.

Situated in Goring Road, local shops, cafés and Goring seafront can be found within a short walk, and the nearest mainline railway station in Durrington-on-Sea, giving fantastic links to most major towns and cities.





Entrance Porch

Entrance Hall

Ground Floor W/C
8'7 x 2'7 (2.62m x 0.79m)

Stunning Kitchen/ Diner With Patio
Doors To Garden
24'7 x 11'11 (7.49m x 3.63m)

Living Room Feature Perimeter Ceiling
Lighting
17'1 x 9'9 (5.21m x 2.97m)

Study Area Housing Boiler
7'3 x 4'11 (2.21m x 1.50m)

Utility Room
7'8" x 7'2" (2.34m x 2.2m)

Bedroom Two With Fitted Wardrobes
15'1 x 11'10 (4.60m x 3.61m)

Bedroom Three With Fitted Wardrobes
15'5" x 6'11" (4.7m x 2.13m)

Bedroom Four
12'2 x 8'10 (3.71m x 2.69m)

Beautifully Fitted Family Bathroom With
Separate S
8'8 x 8'6 (2.64m x 2.59m)

Bedroom One With Juliet Balcony
17'3" narrowing to 15'1" x 10'9" (5.27
narrowing to 4.60m x 3.30m)

Dressing Area With Mirrored Sliding Door
7'4" x 5'3" (2.25m x 1.62m)

Dressing Area/ Study/ Nursery
7'6" x 6'11" (2.29m x 2.11m)

En-Suite Bathroom With Separate
Shower
11" x 7'2 (3.35m x 2.18m)

Lanscaped South Facing Private Garden

Garage Store With Charge Master
Electric Charging
8'9 x 7'9 (2.67m x 2.36m)



Floor Plan



Viewing

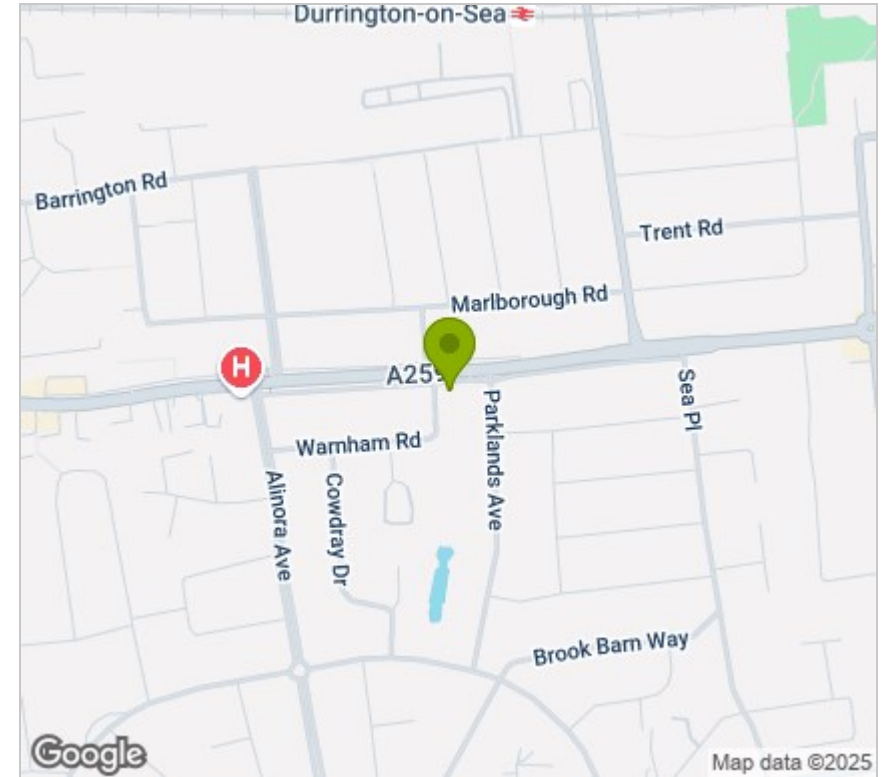
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.



Area Map



Energy Efficiency Graph

