

It's all in the details...



32 Amberley Drive

Goring-By-Sea, Worthing, West Sussex, BN12 4QG

Price £875,000

- Chain free with detached double garaging and driveway parking
- Superb detached house
- Large corner plot with plenty of privacy
- Beautiful wrap-around gardens with south facing patio
- Triple aspect living room with fireplace and French doors
- Stylish Shaker kitchen
- Ground floor double bedroom with French doors and en suite
- 3 additional double aspect bedrooms
- Modern family bathroom
- Only 0.2 miles from the beach

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Chain free and near to the beach this detached property sits in a large corner plot with double garaging and is encompassed by beautiful wrap-around gardens. A versatile layout includes a triple aspect living room and ground floor bedroom suite.

Step Inside

Opening onto simply idyllic large wrap-around gardens with a prized level of privacy, this detached family residence enjoys the space of a large corner plot and a location that's approximately only 0.2 miles from the beach. Chain free and impressively presented, its spacious layout is ready for you to simply move in and unpack.

Tucked discreetly back from the road, a handsome red brick facade opens into the superb central hallway of an easy flowing ground floor filled with the colour and greenery of the gardens. Triple aspect and notably proportioned, an excellent living room with the focal point of a fireplace creates a wealth of space for family life. Its French doors entice you out onto a charming south facing patio while the brickwork of the fireplace adds a rustic country feel.

A generous modern kitchen is fully fitted with the timber tones of stylish Shaker cabinets with contrasting work surfaces. The wide design of the room gives a great sense of space and whilst the side door gives easy access to the summerhouse outside, a classic serving hatch opens into the adjoining living room.

Sitting peacefully away from the main living accommodation a superb double aspect ground floor bedroom has further French doors to the garden and a wonderfully sized deluxe en suite that has both a bath and a walk-in shower. Impeccably presented, this light filled room offers an outstanding option as a main bedroom whilst also being suitable for older family members or teenagers in search of a little independence. Handy for guests, a cloakroom completes the ground floor.

With a lovely amount of natural light filtering in, a turning staircase gently rises to the first floor where an additional three double aspect bedrooms provide an ideal measure of flexibility for a growing family. Two double bedrooms with large dormer windows include one with a wall of tastefully chosen fitted wardrobes. Together all three rooms share a smart contemporary bathroom with a p-shaped bath that has a curved screen and overhead shower. A duo of hallway cupboards provides additional storage.

Step Outside

Framed by high clipped hedgerows that generate a coveted feeling of privacy through the year, the enviably sized wrap-around gardens produce a breathtaking wow factor and beautiful backdrop to the property. Established lawns stretch out and around bordered by a tremendous selection of lovingly maintained shrubs and feature Magnolia and palm trees. A south facing patio is a sunny space for al fresco dining and to the side of the kitchen a hugely secluded second patio includes a large timber summerhouse.

Brilliantly broad, a substantial brick paved driveway combines with detached double garaging to give private off-road parking to several vehicles.

In your local area

Within a 0.2mile walk from the beach and Greensward this detached residence sits in a highly favoured location within the historic Goring Hall Estate. Local shops are within easy reach, the Sea Lane Cafe offers beachfront afternoon teas and nearby Ferring has a village feel and additional amenities.

The A259 and coast road both offer easy access to the centre of Worthing where you'll find a bustling high street with plenty of choice for shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. Local schools include West Park, Goring-by-Sea and Elm Grove primary schools, Orchards Junior School, St Oscar Romero secondary school and Northbrook Metropolitan College. Goring-by-Sea mainline station is approximately just 1 mile by foot with regular commuter services.



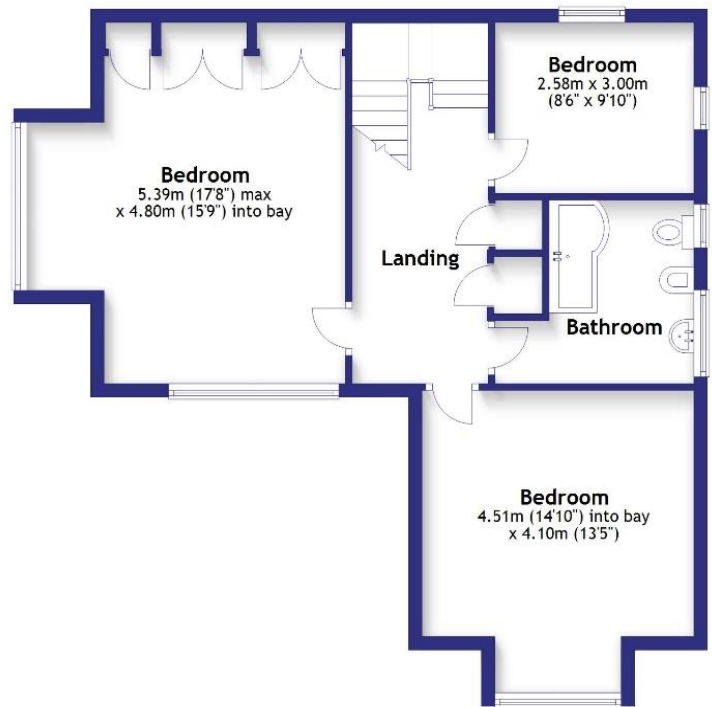
Ground Floor

Approx. 79.6 sq. metres (857.1 sq. feet)



First Floor

Approx. 67.9 sq. metres (731.0 sq. feet)



Total area: approx. 147.5 sq. metres (1588.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Freehold

Council Tax: Adur & Worthing Band F

Flood Risk: Surface Water – Very Low

Rivers & Sea – Very Low

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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