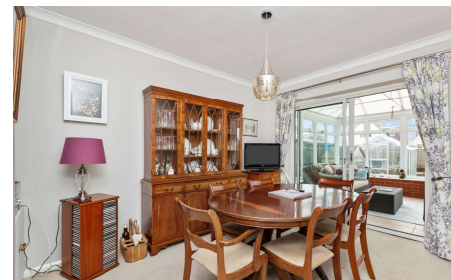


It's all in the details...



35 Harvey Road

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

£650,000

- Detached Chalet Bungalow
- Tastefully Landscaped Frontage with Driveway Parking and Garage,
- Highly Attractive South-Facing Garden
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- Cloakroom
- Living Room with Bay Windows and Feature Fireplace
- Separate Dining Room Opening Onto a Modern Conservatory
- Fully Fitted Kitchen with Integrated Appliance
- Excellently Proportioned Layout

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01903 501105 | goring@staffordjohnson.co.uk

Step Inside

Offering the best of both worlds, this impressive chalet bungalow makes days on the beach and access to commuter routes easy. Sitting back from an attractive residential road, it is less than half a mile from the Greensward and near to a selection of local schools.

Tastefully landscaped with curved flowerbeds, a walled and paved frontage generates an exemplary first impression. Once inside, a notably flowing layout unfolds from a central hallway creating a host of possibilities for a growing family and anyone working from home. On the ground floor an impeccable large living room with leaded bay windows and a focal point fireplace produces a superb place in which to relax and entertain. Its refined levels of presentation are echoed in a separate formal dining room where sliding doors extend this home further, opening into a considerable modern conservatory that supplies a seamless connection to the south-facing gardens. A Shaker kitchen with side access is fully fitted with soft blue cabinets, white countertops and a first class array of integrated appliances that includes a hob, oven, fridge, freezer and dishwasher.

Two ground floor double bedrooms have plenty of flexibility to cater to your own needs and a charming family bathroom gives a coastal feel with its navy blue fittings and tile detailing. A WC/cloakroom is ideal for a busy household or guests. Upstairs, two further double bedrooms are outstanding. A wonderful double aspect main bedroom looks out over the garden, while the second is currently used as a modern home office. Together they both benefit from eaves storage and share a light filled shower room with a deluxe suite. Deep hallway cupboards complete this Goring-by-Sea property.

Step Outside

The French doors of the conservatory lead the way to a south-facing garden that both budding gardeners and those who like to entertain will love. A large landscaped patio is ideally sized for al fresco dining and lovingly planted deep flowerbeds border and pepper an easy to maintain central lawn. A modern greenhouse is perfect for growing fruit, herbs and vegetables, and a shingle seating area to the rear with a timber pergola is a peaceful spot to relax and unwind.

At the front of the property the considerable paved frontage combines with an attached garage to provide plenty of private off-road parking. The garage benefits from both power and lighting and has a door to the rear garden.

In your local area

Situated under half a mile from the beach and Greensward of Goring-by-Sea, this commendable property offers easy access to the wide range of shops, cafes, restaurants and amenities of Goring Road. The nearby A259 and coast road both offer routes to the centre of Worthing where the bustling high street has plenty

of choice for shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. Local schools include Young Explorers Nursery School, West Park CE Primary School, Goring-by-Sea and Elm Grove primary schools and Orchards Junior School. Durrington-by-Sea mainline station is approximately 0.8 miles with regular commuter services.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 D

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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