

It's all in the details...



6 Montrose Close

Goring By Sea, Worthing, West Sussex, BN12 4RR

£375,000

- Chain free extended semi-detached house
- Cul de sac location
- Superbly large gardens with summerhouse
- Detached brick built outbuilding
- Excellently large living room with feature fireplace
- Adjoining dining room opening onto the extensive patio
- Notably spacious fitted kitchen
- Three bedrooms all with fitted wardrobes
- Deluxe contemporary shower room
- Easy access to schools, shops, the A259 and mainline station

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Step Inside

Sitting a prized spot to the rear of a favoured Goring by Sea cul de sac, this chain free property is well-presented whilst also having ample scope to be refreshed and updated to perfectly reflect your needs.

With a feature tree and established lawn, a pretty front garden produces an inviting introduction while the colours and scents and mature rose bushes sit adjacent to the entrance. Once inside you'll find a notably flowing layout ideally sized for family life. With elegant rose blush walls and a feature fireplace, a spacious living room captures the morning sun from its wide east facing windows and provides a wealth of versatile space in which to relax and unwind.

The more than generous dimensions flow into an adjoining room where sliding doors carry views of the rear garden through the open plan space and take you out onto an enviably secluded large landscaped patio that wraps-around the house. The easy flowing feel of the layout is enhanced further still by an adjoining kitchen that stretches out over a superb 21'7ft. Double aspect and with a side door to the patio, it is fully fitted with an abundance of tastefully chosen yet traditionally styled white cabinets and rose quartz countertops that complement tiled splashbacks. The prodigious layout includes an integrated oven and hob as well as dedicated under counter spaces for freestanding appliances, and there's ample opportunity to include a breakfast table.

The lovely measure of natural light continues upstairs where a sizable landing unfolds onto a choice of three excellently sized bedrooms all of which benefit from fitted wardrobes. The main and second double bedrooms are both presented in soft neutral tones, while a single bedroom provides the option of becoming a dedicated home office if needed. Together they share a stylish bathroom with a contemporary suite that includes an inset bath and a walk-in corner shower with the luxury of spa body jets.

Step Outside

Outside at the rear of the property patios extend out and around the house and garden supplying a wonderful choice of spaces to enjoy al fresco dining or to simply recline in the summer sun. Enclosed and notably large, this idyllic garden is bordered by a fully stocked timber framed flowerbed and has the height and foliage of a majestically tall tree and the picture perfect finishing touch of a painted summerhouse.

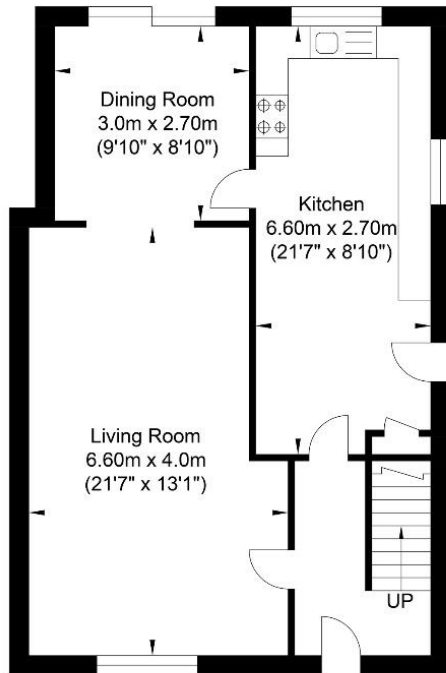
The extensive seating areas continue to the side of the house where a considerable detached brick built outbuilding provides a host of possibilities.

In your local area

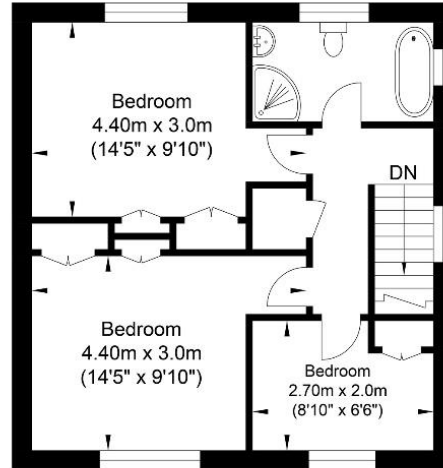
Conveniently located for easy access to the A259, this Montrose Close property is approximately only 0.8miles to Goring-by-Sea mainline station and the independent shops and amenities of Aldsworth Avenue. The thriving high street of Goring is within easy reach and for the beach and seafront all you need to do is follow Mulberry Lane and Sea Lane right down to the Greensward. Nearby Ferring with its village feel offers further choice and central Worthing has a wealth of independent and high street shops, restaurants and supermarkets such as Waitrose, Morrisons and Marks & Spencer. Local schools include The Marriotts Nursery School, Goring C of E Primary School, St Oscar Romero Catholic School and Northbrook College.



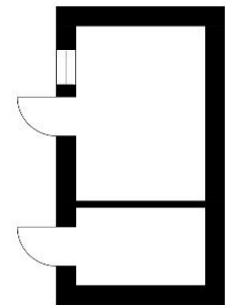
Montrose Close, Goring



Ground Floor
Approximate Floor Area
633.99 sq ft
(58.90 sq m)



First Floor
Approximate Floor Area
440.45 sq ft
(40.92 sq m)



Outbuilding
Approximate Floor Area
86.11 sq ft
(8.0 sq m)



Approximate Gross Internal Area = 107.82 sq m / 1160.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Additional Information

Tenure: Freehold

Council Tax: Adur & Worthing Band B

Flood Risk: Rivers & Sea- Very Low

Surface Water – 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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