

It's all in the details...



128 Sea Lane

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

£750,000

- Superior detached family home
- Prized location on a wide-tree line road leading down to the beach
- Integral garaging and brick paved driveway
- Beautiful rear garden with large landscaped patio, raised lawn and summerhouse
- Impeccably presented and extended layout
- Spacious double aspect living room with working fireplace
- Double aspect dining room and magnificent conservatory opening onto the patio
- Superb contemporary kitchen with integrated appliances
- Main bedroom with stylish en suite
- Three additional double bedrooms and family bathroom

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
01903 501105 | goring@staffordjohnson.co.uk

Step Inside

Tucked back from the central greenery of Sea Lane behind a walled frontage with majestic palm trees and a brick paved driveway, this Goring-by-Sea residence offers superior family lifestyle. From the tastefully chosen matt grey frames and canopied doorway of its red brick facade to the picture perfect summerhouse, each and every aspect combines to create an enviable coastal home.

Impeccably extended to generate a hugely fluid and sociable feel ideal, the ground floor unfolds from an impressive central hallway. Exemplary in its sense of style and space, an outstanding double aspect living room creates the central heart and hub of the house. A fireplace lends a homely focal point with its rustic brickwork, while the high sweep of a broad archway allows the more than notable dimensions to flow fluidly into a large dining room and on into a simply stunning conservatory. Together these interconnecting spaces open out onto a landscaped patio via French and sliding doors, proffering a magnificent choice of spots to spend time together. Encased in an expanse of glazing, the spacious conservatory is filled with leafy garden views, while the double aspect dining room is equally perfect for everyday meals or celebrating key dates in the diary.

Offering a contemporary clean line aesthetic, an exceptional kitchen is fully fitted with a first class array of integrated appliances that includes Siemens tower ovens, a gas hob and microwave. Sleek gloss white cabinets with flush inlaid handles are paired with solid wood countertops, and the large proportions of the room easily accommodate a breakfast table with ample room to spare. The hallway offers convenient access to the integral garage and a newly refitted cloakroom completes the ground floor.

Upstairs four double bedrooms provide a huge amount of flexible accommodation for a growing family and anyone working from home. With a wealth of fitted storage, an attractive main bedroom has the added luxury of a contemporary en suite shower room and views of the palm tree. A second bedroom has fitted wardrobes of its own, and one of the additional two rooms is currently used as a study/office. Together they share a stylish modern bathroom that has both a full sized bath and a walk-in shower.

Step Outside

The property is approached via a wonderfully designed walled frontage where statuesque palm trees, flowering shrubs and high evergreen hedging border a considerable brick paved driveway. Together with an integral garage it gives a substantial measure of private off-road parking.

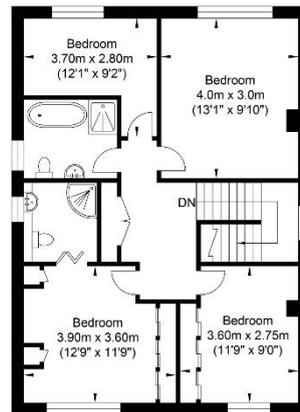
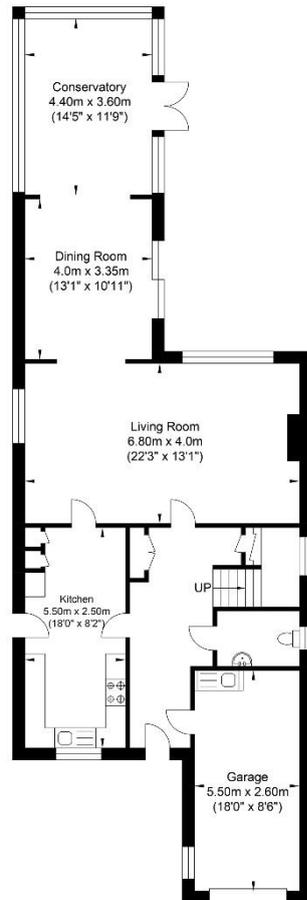
To the rear, the sliding and French doors allow an extensive landscaped patio to become an easy flowing extension of the house. Ideally sized for al fresco entertaining, it leads to a raised lawn that adds a charming and tranquil oasis with its painted summerhouse and beautifully mature borders.

In your local area

Conveniently situated with the beach at one end of the road and the shops and amenities of Goring Road at the other, this detached house offers the best of both worlds. The Sea Lane beachfront cafe is only a short walk from your door and the mainline station and a selection of highly regarded local schools are all within easy reach. The coast road and A259 make it easy to travel into Worthing town centre with its choice of high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer easy.



Sea Lane, Goring-by-Sea



Ground Floor
Approximate Floor Area
1094.47 sq ft
(101.68 sq m)

First Floor
Approximate Floor Area
702.66 sq ft
(65.28 sq m)

Approximate Gross Internal Area = 166.96 sq m / 1797.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	57	68

Additional Information

Tenure: Freehold

Council Tax: Adur & Worthing Band F

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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