

*It's all in the details...*



## 28 Ilex Way

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

£1,000,000

- Exceptional detached 1930s Art Deco house
- Impeccably extended layout
- Considerable rear gardens with fully powered large garden room
- Driveway parking and attached garaging
- Magnificent open plan kitchen/living/dining room opening onto landscaped terrace
- Additional family room with Art Deco bow windows
- Spacious entrance hall
- Main bedroom with en suite Shower Room/WC
- Four additional bedrooms, study, utility room and cloakroom
- 2 luxury bath/shower rooms

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX  
01903 501105 | [goring@staffordjohnson.co.uk](mailto:goring@staffordjohnson.co.uk)

Superbly styled and extended detached 1930s Art Deco house on the prestigious Ilex Way. Exceptionally presented with garaging, an exemplary fully powered large garden room, magnificent kitchen/living/dining room, study and family room.

### Step Inside

Tucked back from the central trees and greenery of the Ilex Way, this tremendous 1930s residence has been impeccably extended and enhanced to offer a wonderful modern day family home. Elegantly blending the original architectural traits of its original Art Deco heritage with tastefully chosen contemporary design, an intelligently curated layout opens onto enclosed grounds where a superb fully powered garden room enhances the lifestyle on offer further still.

With a heritage palette and solid wood floors, a notably spacious entrance hall leads the way to a magnificent kitchen/living/dining room where French and bay bi-fold doors connect with the landscaped terrace. Impeccably appointed, the excellent bespoke kitchen is impressively appointed with a duo of integrated eye-level ovens, an induction hob and American-style fridge freezer housed within the clean lines of handleless cabinets. A central island has an attached dining table, while the refined living room space extends into an adjoining study that has the versatility to be a play/TV room if preferred.

Beautifully lit by the archetypal curve of south-facing Art Deco windows, an immense family room produces a wealth of additional space in which relax and spend time together. A fitted utility room and separate cloakroom complete the ground floor.

Upstairs the impressive feeling of space and refined aesthetics continue throughout each of the five exemplary bedrooms. An admirable main bedroom echoes the family room with bow windows of its own and has the added luxury of an en suite shower room. Equally notable, the additional four share a deluxe shower room/WC with a waterfall shower, and an outstanding bathroom/WC that has both a contemporary freestanding bathtub and glass framed walk-in shower.

### Step Outside

Part walled, the substantial rear gardens generate an easy flowing extension of the house. A brilliantly broad paved terrace is ideally sized for large scale alfresco dining, while an established lawn stretches down to a simply superior L-shaped garden room. Fully powered and proffering a sublime retreat, it is currently home to a gym and seating/dining area, and is finished with bi-fold doors and heritage tones that complement the house.

At the front of the property, a south-facing landscaped garden full of palms and grasses reminds you of just how near to the coast you are. Reaching out to its side, a prodigious brick paved driveway combines with attached garaging to supply the convenience of private off-road parking for several vehicles.

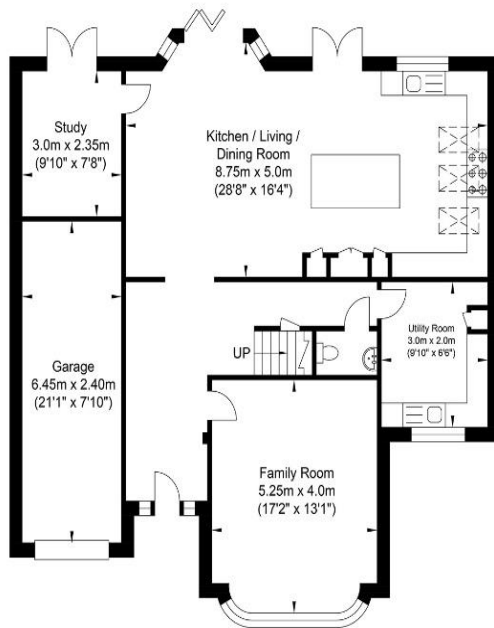
### In your local area

Conveniently situated within a leisurely stroll to the beach and the local shops and cafes of Goring Road, this detached period property offers the best of both worlds. The A259 takes you into the centre of Worthing in just over 2.5 miles or up to Highdown Gardens and the renowned facilities of a David Lloyd health club. Nearby Ferring has a village feel with a further choice of local amenities, and Worthing itself has an extensive mix of high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer.

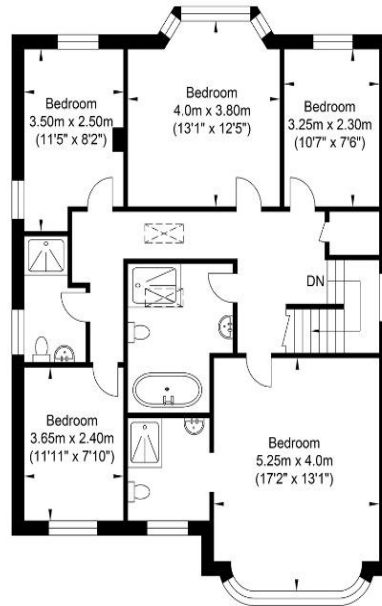
Local schools include West Park and Goring C of E primary schools, Orchards Junior School and Northbrook College. Goring-by-Sea mainline station is just 0.7 miles on foot with regular commuter services.



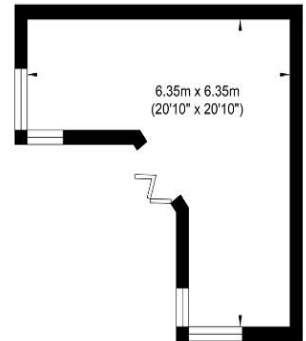
# Ilex Way, Goring-By-Sea



Ground Floor  
Approximate Floor Area  
1158.73 sq ft  
(107.65 sq m)



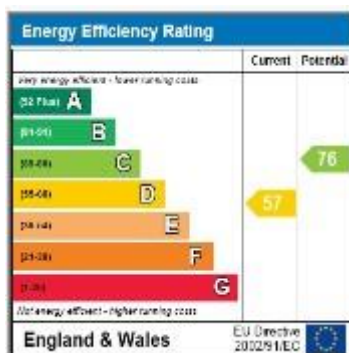
First Floor  
Approximate Floor Area  
967.78 sq ft  
(89.91 sq m)



Outbuilding  
Approximate Floor Area  
273.72 sq ft  
(25.43 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 197.56 sq m / 2126.51 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Additional Information

**Tenure:** Freehold

**Council Tax:** Adur & Worthing Band F

**Flood Risk:** Surface Water – Very Low

Sea & Rivers – 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.

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX  
01903 501105 | [goring@staffordjohnson.co.uk](mailto:goring@staffordjohnson.co.uk)