

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



## 11 Westgate Court

Goring Street, Goring-By-Sea, West Sussex, BN12 5BN

£290,000

- Impressively sized ground floor flat
- Own private street level entrance
- Garage
- Private enclosed landscaped garden with external storage
- Superbly proportioned living/dining room with focal point fireplace
- Fitted kitchen with door to the garden and room for a breakfast table
- Two excellent double bedrooms
- Modern bathroom
- Easy access to schools, the A259 and mainline station
- Great location near to a historic pub and Goring Shops

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Stylish two double bedroom ground floor flat with its own private street entrance, landscaped garden and garage. A large living/dining room has a focal point fireplace and there's plenty of fitted storage.

#### Step Inside

Sitting back the leafy surrounds of Goring Street, near to the charm and character of a renowned coastal pub dating back to the 17th century, this stylish ground floor flat is impressively presented throughout. Behind the greenery of an established resident's garden, an exclusive street level entrance instantly gives a prized level of privacy, while the added bonus of a garage provides the convenience of secure off-road parking.

Step in from the canopied doorway and you'll find an enviably proportioned layout unfolding from a central hallway that provides an easy flowing feel and a great sense of space. Filled with sunlight and views of the front gardens, a brilliantly large living/dining room is presented in soft neutral tones and has the focal point of a contemporary fireplace inset into the original mid-century surround. The wide chimney breast alcoves supply ample space for media, consoles or cabinetry and the excellent floor space easily accommodates seating, dining and desk/study areas.

Along the hallway a notably sized kitchen continues the flow of natural light with its semi-glazed door to your own private garden. Fully fitted with modern cabinets and counter tops whilst still having scope to be refreshed and styled to your own tastes, it offers plenty of storage as well as room for a breakfast table. Dual toned walls and tiled splash backs add a pop of colour while the impeccable landscaping of the garden outside makes it temptingly easy to step out into the sunshine for al fresco drinks and dining.

The plush grey carpeting of the living/dining room continues in each of the two large double bedrooms. Whilst both have an excellent amount of space to add fitted or freestanding wardrobes as well as desk/study areas, one at the rear also has recessed storage and picture perfect views of the private landscaped garden. Together these two rooms share a tremendously light and bright modern bathroom that has a full size bath with an overhead shower, a wood panelled ceiling and a refined tile setting punctuated by feature mosaics. An additional hallway cupboard helps to keep things clutter-free.

#### Step Outside

Producing a fabulous finishing touch the more than generous landscaped garden to the rear creates a fantastic private sanctuary, somewhere that you can really relax, unwind and leave the hubbub of a busy day behind you. Enclosed by high fencing that lends a palpable level of privacy, the tasteful landscaping of its patterned paved flooring produces an idyllic spot to enjoy everything from a morning coffee to weekend brunches or summer evening barbeques with family and friends. Stone framed borders have space for a selection of potted plants, a cat-flap in the kitchen door is ideal for any four legged flatmates and a duo of brick built cupboards provide external storage.

Making life simple, a secure gate to the rear gives easy access to a private **GARAGE** in a small block that runs behind the gardens of Westgate Court.

#### In your local area

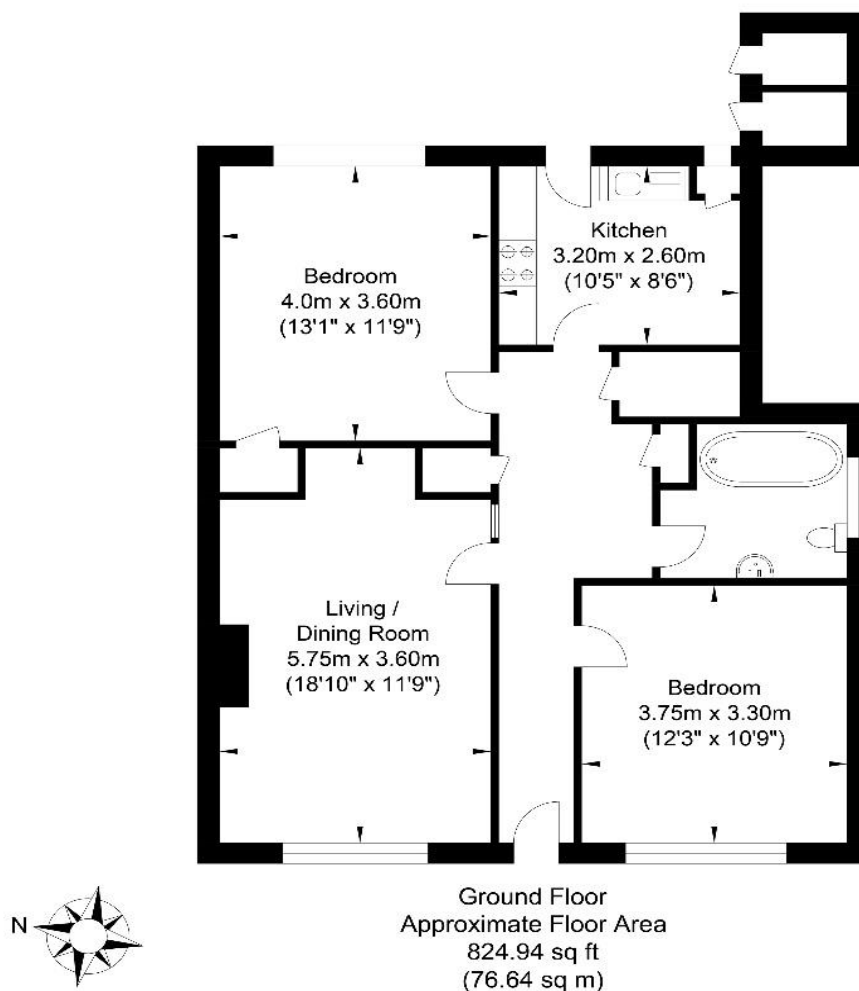
Sitting to the south of Goring Way and conveniently located for easy access to the A259, this ground floor property is approximately only 0.4 miles to Goring-by-Sea mainline station. The historic Bulls Head pub sits just a stroll from your door pairing 17th century charm with EV charging points, while the open greenery of Goring Recreation Ground and the Ilex Way are only moments away. 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 of amenities 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.







## Goring Street, Goring-by-Sea



Approximate Gross Internal Area = 76.64 sq m / 824.94 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Additional Information

**Tenure:** Freehold

**Council Tax:** West Sussex County Council Band  
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#### 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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