

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



## 27 Palatine Road

Goring-By-Sea, Goring-By-Sea, West Sussex, BN12 6JR

£499,995

- Impressive link attached period property
- Tastefully presented yet with scope for parts to be updated
- Spacious layout
- Enclosed south facing garden with hidden large vegetable garden
- Gated driveway and garage
- Superbly light filled large living room with adjoining dining room and conservatory
- Four generous bedrooms, family bathroom and two cloakrooms
- Versatile garden room
- Large landscaped frontage
- Easy access to local shops, schools and the mainline station

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Spacious link attached period property with large south facing gardens, garage and gated driveway. Tastefully presented with two reception rooms, conservatory and garden room.

#### Step Inside –

Opening onto a beautifully secluded south facing garden with an excellently large adjoining vegetable plot that sits hidden away to the rear, this semi-detached period home has a superbly flowing layout ideal for family life.

Behind a quintessential bay facade with leaded windows and a picture perfect canopied doorway, a spacious layout is notably presented with ample chance to be styled to your own tastes. On the ground floor a duo of reception rooms are filled with natural light from wonderfully large full height windows framing wide French doors to a double glazed conservatory. Open plan yet subtly delineated, this trio of spaces create an abundance of space in which to relax and spend time with one another. The French doors and conservatory allow views of the garden to be carried through, the excellently sized living room has a tastefully chosen focal point fireplace, and the double aspect dining room is equally suited for everyday life or evenings spent entertaining friends.

With the classic charm of leaded bay windows, the generous kitchen has a wrap-around layout fully fitted with a wealth of cabinets, breakfast bar and ample workspace. A semi-glazed door to the side gives handy direct access to the driveway and garage and an original serving hatch connects to the adjoining dining room. The current design has scope to be refreshed into a more contemporary space with integrated appliances if preferred and could be knocked through into the dining room to generate one fantastic open plan arrangement (STNC).

A ground floor cloakroom is ideal for guests and busy households.

With a lovely measure of sunlight filtering in, upstairs the landing unfolds onto four generous bedrooms presented in soft neutral tones. Providing plenty of flexibility for a growing family and anyone working from home, each one is light and bright and benefits from either fitted wardrobes or storage. The impressively proportioned main bedroom has more of those charming bay windows, while to the rear a large single bedroom could easily become a dedicated home office. Together these four rooms share a vintage suite with the patterns of mid-century modern tiles. A second cloakroom/WC completes the layout.

Step Outside - To the rear an enviable enclosed south facing garden has a hidden surprise that budding gardeners will adore. Step out from the conservatory and you'll find a paved patio ideally sized for al fresco dining and relaxing in the summer sun. Beautifully high evergreen hedgerows stretch out before you giving a prized sense of privacy while a central lawn extends down to a mature tree that gives dappled shade to a pretty flowerbed filled with mature shrubs. A timber shed has handy storage and to the side of the patio French doors take you into a double aspect garden room that offers a host of options and has an inner door to the garage.

However, when you follow the paved path down to the rear of this idyllic garden you'll find that the hedgerows subtly part, taking you into a brilliantly sized vegetable garden that sits completely hidden from view.

At the front of the property a gated driveway combines with the attached garage to give plenty of private off-road parking, while the considerable landscaped frontage is framed by flower beds and gives a great sense of distance and privacy from passers-by.

In your local area - Within easy reach of Longcroft Park, the South Downs and the ever popular Highdown Hill and Gardens, this link attached property is situated in a popular residential area in the heart of Goring only two and a half miles from the centre of Worthing. The Boulevard makes it easy to enjoy a day on the beach, Palatine Road has local shops and a post office, and next to the village green Goring Road has a further choice of cafes and amenities as well as a popular Farmers Market. Local schools include Durrington High School and Northbrook Metropolitan College, and Goring-by-Sea C of E Primary Schools, Orchards Junior School and Chatsmore Catholic High School are all currently rated as Good by Ofsted.

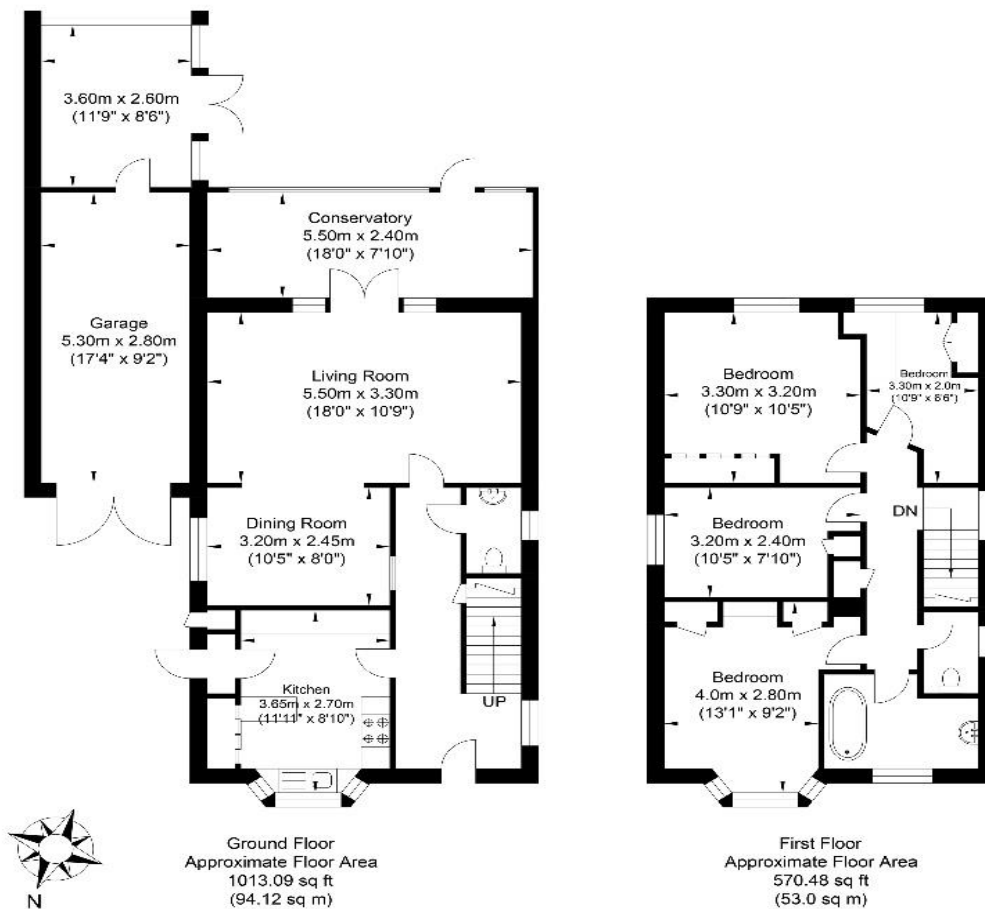
The A27 supplies convenient commuter routes, and Durrington-on-Sea mainline station is less than a mile.







# Palatine Road, Goring-by-Sea



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Additional Information

**Tenure:** Freehold

**Council Tax:** West Sussex County Council

**Band** E

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

Rivers and Sea – 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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