

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



## 58 Marine Crescent

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

### Offers Over £400,000

- Prized coast road location directly opposite the beach and Greensward
- Spacious layout with 2 double bedrooms
- Tastefully presented yet with scope to be refreshed and updated
- Private street level entrance and
- Large south facing garden with walled terrace and views
- Excellently sized living room with fireplace
- Adjoining triple aspect dining room with doors to the terrace
- Large south facing conservatory
- Additional private enclosed rear

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## **Step Inside**

In a prized coastal crescent directly across from the beach and Greensward of Goring-by-Sea, this chain free apartment offers idyllic vistas of the sea and pretty rows of beach huts from its expanse of south-facing glazing. Spacious and ready to be refreshed and adapted to perfectly suit your own tastes and needs, it opens onto a brilliantly large south facing garden and has the added benefit of its own private street level entrance as well as a garage and off-road parking.

Perfectly placed for you to be relaxing on the beach within in a matter of a few steps, this Goring by Sea home is bathed in sunlight and filled with views of its gardens and the Greensward. Entered via a superbly large triple aspect conservatory that gives you all the excuse you need to sit, unwind and admire your surroundings, its impressive layout unfolds from an inner entrance porch and central hallway that immediately give a cherished level of privacy.

With its soft neutral decor an excellently generous living room combines with an adjoining dining room to create a fabulous amount of space in which to relax and entertain in style. A refined fireplace lends an elegant focal point to the inviting living room, while glazed double doors open to allow the beautiful views to be carried through from a triple aspect dining room opening onto the considerable walled terrace of the south facing garden.

The notable dimensions continue in the adjacent double aspect kitchen where a wealth of matching coastal blue green cabinets and countertops remind you of just how close to the sea you are. The wrap-around design garners an enviable feeling of space housing an integrated hob and tower ovens as well as having dedicated under-counter space for additional freestanding appliances. Tastefully presented yet with scope to become a more contemporary space, it has the added bonus of a demi-glazed door to a sheltered courtyard patio that gives even more opportunity to step out into the sunshine.

Two double bedrooms can be restyled and upgraded with ease and a modern shower room has a corner walk-in shower with the added luxury of body jets and two shower heads. A separate WC completes the layout.

## **Step Outside**

Perfectly sized to give a great level of distance from passers-by whilst still letting the Greensward and beach feel within touching distance, the private south facing garden conjures a wonderful place to truly enjoy the coastal location. Framed by low walls that let your gaze stretch directly out to the beach huts and greenery without interruption, its established lawn is bordered by a pretty selection of flowering shrubs. A paved path curves across the lawn up to the walled south facing terrace that makes it blissfully easy to enjoy al fresco meals after a day on the beach.

Adding to the sense of space further still, the enclosed courtyard patio at the rear extends out across the majority of the property with a lovely degree of privacy and seclusion. Painted trellis-topped fencing has been tastefully chosen and the admirable proportions generate ample space to sit and start the day with a morning coffee, grow herbs and plants or simply take a break from a busy day. A brick built storage shed is on hand to keep barbeques and garden furniture stowed away, and to the side a shared driveway leads down to the garage.

## **In your local area**

Sitting across from the beach and Greensward this ground floor property is ideally located to enjoy a coastal lifestyle. Freshly caught fish is available to buy directly from the day's catch just across the road and the apartment offers easy access to the beachfront Sea Lane cafe and Worthing Sailing Club. A wide range of shops, cafes, restaurants and amenities are close at hand on Goring Road and nearby Ferring has a village feel and additional choice.

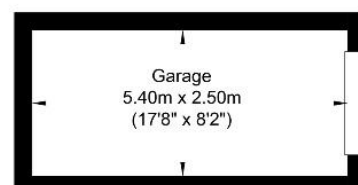
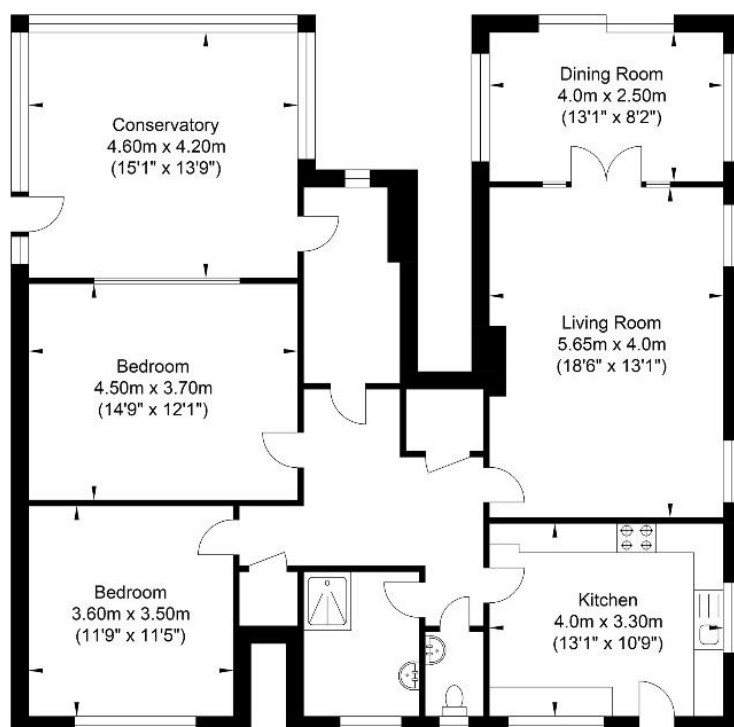
The A259 and coast road both offer routes to the centre of Worthing and Marine Crescent is well placed for highly regarded schools such as West Park Primary School, Davison High School for Girls and Worthing, Durrington and St Andrew's High Schools. The A27 is easily accessible and Goring-by-Sea and Durrington-on-Sea mainline train stations are both approximately 1.5 miles with regular commuter services.







# Marine Crescent, Goring-by-Sea



Ground Floor  
Approximate Floor Area  
1337.63 sq ft  
(124.27 sq m)

Garage  
Approximate Floor Area  
145.31 sq ft  
(13.50 sq m)

Approximate Gross Internal Area (Excluding Garage) = 124.27 sq m / 1337.63 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(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:** Adur & Worthing Band D

**Flood Risk:** Surface water – Low

Rivers & Sea - High

### 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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