

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



## 4 Cumberland Avenue

Goring-By-Sea, Worthing, West Sussex, BN12 6JX

£525,000

- Impressive detached family home
- Garage and private driveway parking
- Spacious triple aspect living/dining room with fireplace and French doors to the patio
- 4 Bedrooms
- Large kitchen and adjoining breakfast room opening to patio
- Ground floor cloakroom
- Easy access to local shops, schools, mainline station and A259 and A27
- **GARDEN CABIN** with power, light and ethernet internet connectivity
- Superbly secluded idyllic garden

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

Exceptional detached 4 bedroom property on a tree-lined road with integral garaging and private driveway. A superbly flowing layout includes a spacious triple aspect living/dining room with focal point fireplace and French doors to secluded idyllic gardens.

### **Step Inside**

Sitting back from a wide tree-lined road behind the greenery of an attractive walled garden and broad private driveway, this notably presented residence is a thoughtfully designed family home with a wonderful sense of light and space.

Behind an enclosed entrance porch that gives an enhanced level of privacy, an excellently sized central entrance hall flows into a spacious triple aspect living/dining room filled with natural light. Its expansive windows allow the gardens to add a tremendous backdrop in each direction while twin sets of French doors usher you out into the privacy and tranquillity of a wrap-around patio. Plush grey carpeting perfectly complements the contemporary floral patterns of a stylish accent wall, a focal point fireplace is subtly illuminated by hidden downlighters within its refined surround and a low profile column radiator adds a tasteful finishing touch.

The idyllic garden views continue an enviably large Shaker kitchen that combines with an adjoining breakfast room to give a brilliantly easy flowing and open feel perfect for family life. Well-appointed with an integrated hob and tower ovens, the considered design of the kitchen includes dedicated under counter spots for additional freestanding appliances and provides a fantastic measure of storage and workspace. The charm of a wide archway connects it with the impressive triple aspect breakfast room where a glazed door makes it temptingly easy to step out onto the patio for a morning coffee.

There is a garage and a ground floor cloakroom is handy for guests and days spent relaxing in the garden.

With sunlight filtering in, upstairs a central landing unfolds onto a succession of impeccable bedrooms offering an ideal measure of flexibility for both family life and working from home. Three double bedrooms each have plenty of fitted wardrobe storage and ample proportions to include desk/study areas, while a generously large single room could easily become a dedicated home office. Together these four pristine rooms share a deluxe bathroom. Arranged in a refined tile setting, its modern suite includes an L-shaped bath with an overhead rainfall shower.

### **Step Outside**

Conjuring a fabulous escape from the hubbub of a busy day, the enclosed rear gardens of this Goring-by-Sea home proffer a cherished amount of privacy and seclusion. Giving you every opportunity to step out into the fresh air and sunshine, the double aspect French doors of the living/dining room and glazed door of the breakfast room tempt you out onto a landscaped patio that extends out and around the house producing a choice of spots for everything from an afternoon siesta to al fresco dining on a grand scale. High hedgerows stretch out alongside a wonderfully large dining area to the side where a secure gate lets friends join you directly for a barbeque without going through the house. Flowerbeds stocked with feature low level shrubs and grasses frame an established lawn, neighbouring statuesque trees enhance the tranquillity further still and a large timber summerhouse adds a peaceful hideaway on a gently raised tier that gives it its own terrace.

Substantial detached **GARDEN CABIN** measuring 4.7m (15'5) x 3.5m (11'5) with power, lighting and ethernet internet connectivity.

At the front of the property a private driveway combines with the garage to give a prized measure of off-road parking, while the raised garden with its central tree gives a picture perfect introduction to the lifestyle on offer.

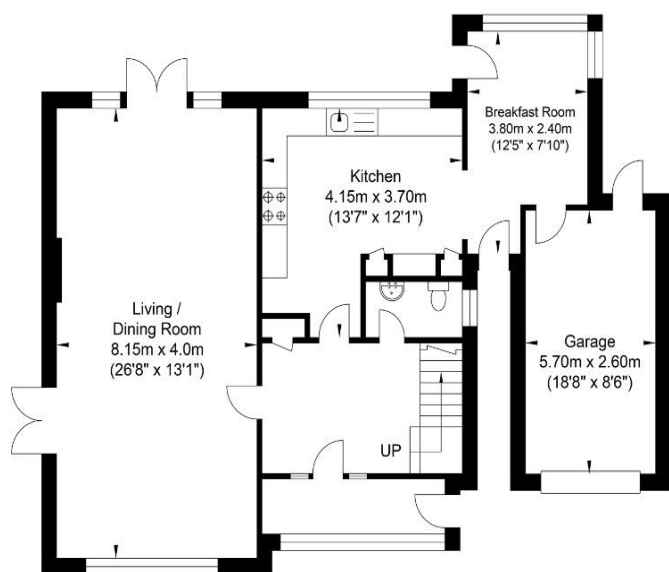
### **In your local area**

Within easy reach of the green open spaces of Longcroft Park and the ever popular Highdown Hill and Gardens, this detached residence is situated in the heart of Goring only 2.3 miles from the centre of Worthing. The Boulevard makes it easy to enjoy a day on the beach, Palatine Road has local shops and there's easy access to the A27 and Littlehampton Road. Next to the village green Goring Road has a choice of cafes and amenities as well as a popular Farmers Market and local schools include Durrington High School and Northbrook Metropolitan College, as well as Goring-by-Sea C of E Primary School, Orchards Junior School and Chatsmore Catholic High School. Durrington-on-Sea mainline station is less than a mile.

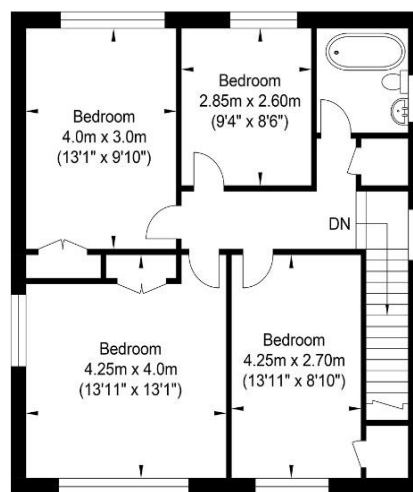




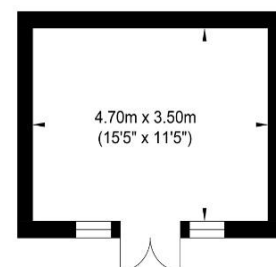
# Cumberland Avenue, Goring-by-Sea



Ground Floor  
Approximate Floor Area  
947.65 sq ft  
(88.04 sq m)



First Floor  
Approximate Floor Area  
669.83 sq ft  
(62.23 sq m)



Outbuilding  
Approximate Floor Area  
177.06 sq ft  
(16.45 sq m)

Approximate Gross Internal Area (Including Garage) = 166.72 sq m / 1794.55 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

EPC to follow

## Additional Information

**Tenure:** Freehold

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

**Flood Risk:** Rivers & Sea – Very Low

Surface Water – Very Low

**NB:** Under Section 21 of the Estate Agents Act we are required to declare that a connected person to Stafford Johnson has a personal interest in the sale of this property.

### 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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