



MATTHEW ANTHONY

Incorporating Stafford Johnson



3 Grand Avenue

Worthing, West Sussex, BN11 5AP

Offers Over £1,100,000

- Just moments from the beach
- Prestigious tree-lined avenue location
- Detached and double fronted early 20th period home
- Impeccably extended and styled 3 storey layout
- Detached garage and private driveway
- Working fireplaces, wood burner and wood burning stove
- Exemplary double aspect sitting, additional snug and dining room
- French doors to a large secluded landscaped garden and extensive balcony
- Spacious handcrafted kitchen/breakfast room
- Five bedrooms, dressing room and deluxe en suites and bathroom

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325 – 329 Goring Road, Goring-By-Sea, BN12 4NX

Step Inside

Tucked back from the wide tree-lined environs of a favoured avenue that takes you directly down to the beach, a picture perfect flint walled garden combines with a truly handsome double fronted facade to transport you back to a bygone era.

A home of two halves, the masterful balancing of old and new within a sympathetically extended interior begins behind an original central stone porch that instantly captures your imagination. Step inside and a magnificent central entrance hall has been thoughtfully designed for arched leaded French doors to draw your gaze straight out to the landscaping of the idyllic gardens. The warm tones of a wood floor stretch out beneath your feet and a gorgeous array of reception rooms unfold around you.

Double aspect and with French doors of its own, a refined sitting room is filled with sunlight and garden vistas. Picture rails and cornicing wrap gracefully around overhead and while the heritage blue hues of the colour scheme lend a dash of colour, a wonderfully large working fireplace with a discerning stone surround adds a majestic yet homely focal point.

The wood floors continue across the hall in a formal dining room where a wood burner nestles in the fireplace beneath the accent patterns of the chimney breast. Its dark sultry blue walls prompt a grown-up feel perfect for entertaining friends while in the adjacent snug there's a more light and airy feel and a classic Ulefos cast iron wood burning stove that makes a lovely centre piece within the fireplace.

The generous dimensions of this relaxing and versatile room extend into a stunning kitchen/breakfast room giving a notably free flowing feel that's ideal for family life. Handcrafted to an incredibly fastidious specification, it's easy to see why this room once graced the pages of a glossy interiors magazine. Utterly enviable, the spacious triple aspect proportions are supremely well-appointed with bespoke Shaker cabinetry housing a pristine array of first class appliances. The craftsmanship of an extensive central island curves and extends out over the main kitchen area with copious bar stool seating. A large breakfast area easily accommodates a family sized table and a double Belfast sink and encaustic patterned tiles provide impeccable finishing touches. Giving you every excuse for al fresco dining, a third set of French doors makes it effortlessly easy for life to filter out into the sunshine.

Venture upstairs and you'll find a more than generous landing peppered with natural light. Here on the first floor a selection of four immaculate bedrooms create a wealth of flexibility. Each and every one echoes the tastefully understated luxury that flows cohesively throughout and includes two with fitted wardrobes.

Tasteful Heron pattern wallpaper sits above dado rails in a superb main bedroom with a sleek contemporary en suite shower room that pairs matte black detailing with crisp white tiling. A separate dressing room is fitted with ample wardrobes and storage, while its sweep of leaded windows retains plenty of character looking out over the garden below.

A second double bedroom continues the elegant sense of style, another is currently used as a commendable home office/study, and a third opens onto a prodigious walled west facing balcony. Together they share a superior family bathroom with twin countertop basins and exquisite detailing.

When it comes to an added extra level of privacy, teenagers will undoubtedly head for the additional double bedroom that sits exclusively hidden away on the admirably converted top floor and has a deluxe en suite shower room. A ground floor cloakroom is on hand for guests and completes the layout.

Step Outside

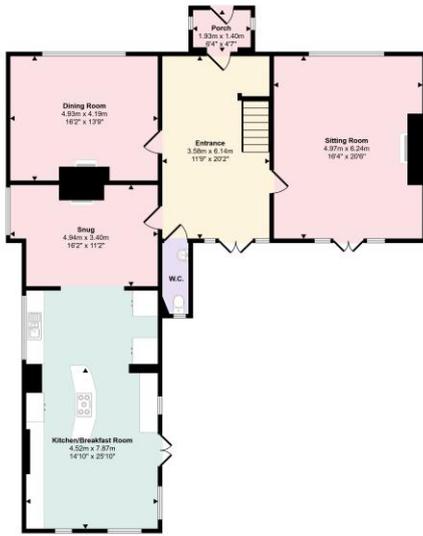
The French doors of the sitting room, entrance hall and kitchen/breakfast room usher you out into extensive gardens landscaped to sit in perfect harmony with the history and heritage of the house. Jasmine vines clamber up a wrought iron spiral staircase that connects to the impressively large walled balcony above and paved seating areas enjoy a coveted level of seclusion.

Fully stocked borders prompt a quintessential English country garden feel, established lawns have space for children to play and a central pond enhances the calm and tranquillity further still. Statuesque conifers and trees frame this enchanting setting and to the front of the house a considerable garden paints an endearing introduction as well as giving a great degree of distance from the world outside. A private driveway and detached garage provide off-road parking with the garage also benefiting from handy storage space.

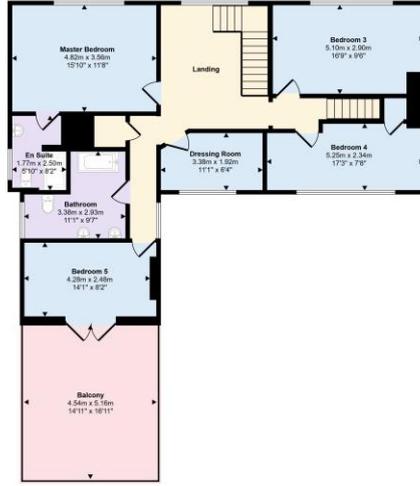




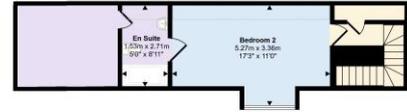
Approx Gross Internal Area
293 sq m / 1183 sq ft



Ground Floor
Approx 136 sq m / 1480 sq ft
Dashed line height below 1.5m



First Floor
Approx 165 sq m / 1784 sq ft



Second Floor
Approx 28 sq m / 306 sq ft



Garage
Approx 24 sq m / 253 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or misstatements. Some of items such as bathroom fixtures are representations only and may not look like the real items. Made with Made Snappy 360.

In your local area

Perfectly positioned on Grand Avenue, this detached period home is just moments from West Parade, the beach and Marine Gardens. Both the coast road and Rowlands Road take you into the town centre with its wide range of high street and independent cafes, shops, bars and restaurants.

West Worthing mainline railway station is less than a mile away and the coast road takes you directly to Portslade, Hove and Brighton in one direction and onto nearby Goring and Ferring in the other. The A24 takes you up to the A27 giving you a choice of convenient commuter routes.

Council Tax: Adur & Worthing Band G

Tenure: Freehold

Flood Risk:

Surface water: Very low

Rivers and the sea: Very low

Notice

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. In line with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers are legally required to complete an online identity verification. The cost of this check is **£24.50 (inc. VAT)** per person.

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