



Falmer Avenue, Goring-by-Sea, Worthing, BN12 4TD  
Guide Price £950,000







We are delighted to offer for sale this superb, four bedroom detached house in prestigious Goring Hall. The property which has been fully renovated by the current owner offers open plan living space, four double bedrooms, two en-suite shower rooms and family bathroom, 25ft garden office/ cabin with shower room and ample off road parking. The house is within a great community and positioned less than 800 meters from the Goring-By-Sea seafront.





## Key Features

- Viewing Highly Recommended
- Popular Goring Hall Location
- Off Road Parking
- 800 Meters From Goring-By-Sea Seafront
- 25ft Outdoor Office/ Cabin
- Ground Floor WC
- Open Plan Living Space
- Two En-Suite's & Family Bathroom
- Four Bedrooms
- Fully Refurbished Detached House



**5 Bedrooms**



**3 Bathrooms**



**2 Reception Room**

### INTERNAL

Front door leading into the entrance porch with door into the entrance hall. The entrance hall offers two good size storage cupboard, Karndean flooring, access to all ground floor rooms and stairs rising to the first floor. The modern open plan kitchen/ living space is L shape and offers space for a good size dining table and living furniture. The kitchen comprises of built in units, one and half bowl stainless steel sink unit with instant hot water tap, built in Neff double oven, five ring induction hob, integrated fridge freezer, electric retractable extractor unit, raising power socket point, integrated dishwasher, integrated washer/ dryer, Karndean flooring, built in speakers, bi-folding doors with fitted blinds opening up to the rear outside space. The ground floor WC offers floating unit with drawer and wash hand basin, WC and heated towel rail. The ground floor bedroom is a good size and benefits from built in wardrobes and access into the ensuite shower room. On the first floor there are three bedrooms, access to the loft via a loft hatch and double storage cupboard. The primary bedroom benefits from built in wardrobes with hanging space and drawers, dual aspect windows, dressing table space and access into the en-suite shower room. The en-suite shower room offers walk in shower, underfloor heating, floating unit with drawer, wash hand basin, mirrored light up unit and WC. Bedroom two and bedroom three both offer fitted wardrobes. The family bathroom comprises of fully tiled walls and flooring, walk in double shower with large shower head and side rinser, bath with wall mounted TV and mixer taps, w/c, floating double wash hand basin with mixer taps and light up mirror above, heated towel rail and under floor heating.

### EXTERNAL

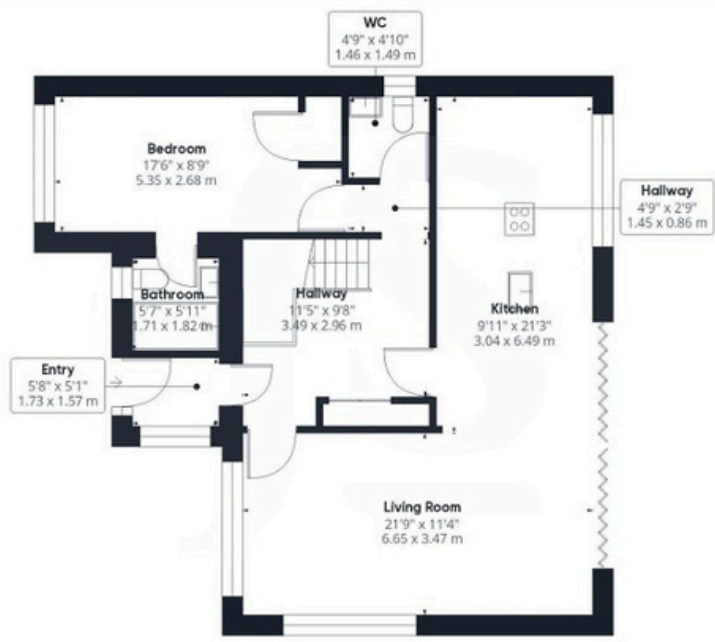
To the front of the property there is ample off road parking with floral borders and timber gate leading down to the rear garden. The rear garden has been laid to paving with raised decking providing a secluded seating area, hot tub with cover and floor lights. The property benefits from a very good size garden office/ cabin which is currently being used as a home gym. The outdoor cabin offers bi-fold doors, double glazed single door and access to the en-suite shower room.

### SITUATED

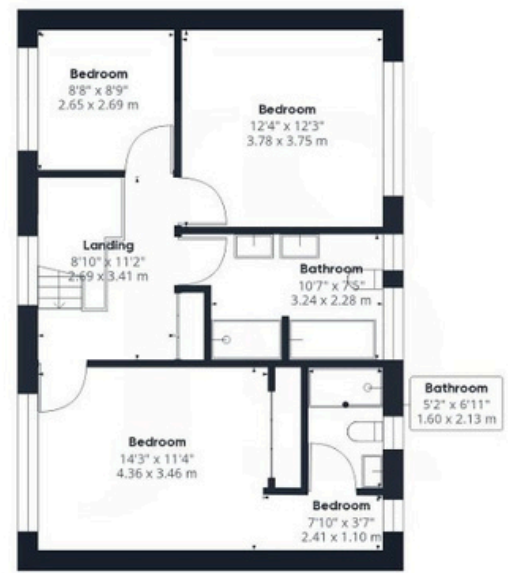
In a prime position on Falmer Avenue in prestigious Goring Hall in Worthing. The property is 800 metres from the Goring-By-Sea seafront which features the Sea Lane cafe and Goring gap with large open spaces for walks and picnics. Worthing town centre with it's comprehensive shops, restaurants & bars is a little over 2 miles away. The closest train station is Goring-by-sea which is just over 1 mile away. The house falls within the popular West Park C of E Primary school catchment area and a range of secondary school catchment areas including St.Oscar Romero Catholic School, Worthing High School, Davisons C of E & St. Andrews C of E.

Additional Notes: All Bathrooms benefit from under floor heating.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

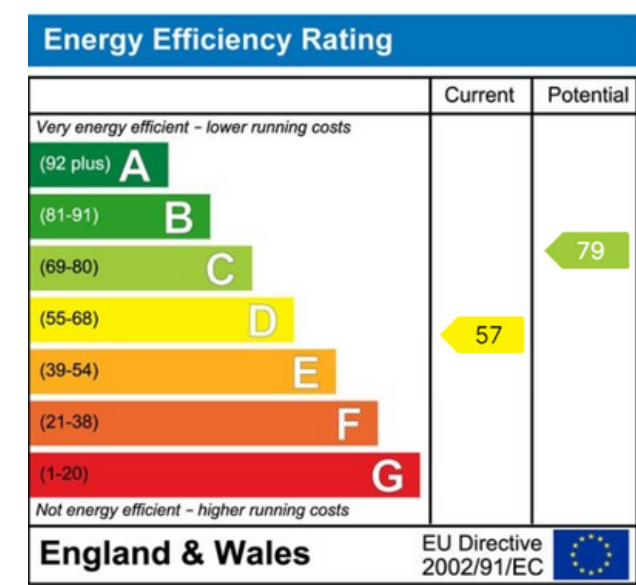


Approximate total area<sup>(1)</sup>  
1781.66 ft<sup>2</sup>  
165.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 127 sqm)

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.