



5 St Johns Close | Goring-By-Sea | West Sussex | BN12 4HX

JS
Signature
Jacobs | Steel




We are pleased to be able to offer a very well presented chalet bungalow to the market. The property boasts four double bedrooms, two bathrooms, two reception rooms, kitchen/ dining room and garden room. The property also benefits from a large west facing rear garden, off road parking and is located only 170 yards from Goring-By-Sea Seafront.

A home of **style &** **sophistication**






170 Yards away from Goring-By-Sea Seafront.





Property details: 5 St Johns Close | Goring-By-Sea | West Sussex | BN12 4HX

Key features:

- Detached Chalet Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/ Diner
- Two Bathrooms
- Garden Room
- West Facing Rear Garden
- Off Road Parking
- Garage
- Close to Goring- By-Sea Seafront



19ft west facing garden room.

INTERNAL Front door leading into the entrance hall with doors to all ground floor rooms. The lounge has a gas fire with fireplace surround, there are double glazed sliding doors leading into the 19ft west facing garden room which has doors leading out to the rear garden and a door leading into the open plan kitchen/ dining room. The open plan kitchen/ dining room has a designated dining area opening into the kitchen. The kitchen has a range of light oak wall and base units with integrated double oven, five ring gas hob with extractor over, integrated dishwasher, 1 1/2 bowl sink drainer, space for American style fridge/ freezer and door leading out to a utility room which has space and plumbing for washing machine, sink with drainer and a door leading out to the rear garden. On the ground floor there are two double bedrooms, the primary bedroom has a bay fronted window with built in wardrobes, bedroom two on the ground floor also has a bay fronted window, built in storage and is currently being used as a study. The ground floor bathroom comprises of a corner shower with shower above and shower attachment, bath with mixer taps, wash hand basin with storage below and WC. On the first floor there are two double bedrooms both with access to the eaves storage. The shower room on the first floor comprises of a corner shower, wash hand basin and WC..

EXTERNAL To the front of the property it has been paved providing plenty of off road parking with a feature flowerbed, the front also benefits from an external power supply and a EV charging point. The rear garden is west facing which has mainly been laid to lawn with mature trees, shrubs, fruit trees and

flowerbed borders, there is also a fruit and vegetable patch with raspberries, blackberries, gooseberries, rhubarb and strawberries growing. Patio area providing space for table and chairs with a pathway leading to the garage which has rear access, outdoor tap, gate leading to the front. The garage power and light with electric roller door.

SITUATED In the highly sought-after area of Goring-by-Sea with Goring greensward and seafront within 170 yards and bus routes running along Alinora Avenue. Goring Road shops is within a mile and offers pharmacy, eateries, banks and convenience stores. Worthing Town Centre which is only 2 ½ miles away with plenty of cafes, restaurants and bars to explore as well as theatres and music venues. Durrington-on-Sea train station is approximately 1 mile away.

ENTRANCE HALL

LOUNGE 11' 10" x 16' 5" (3.61m x 5m)

KITCHEN/ DINER 19' 4" x 19' 10" (5.89m x 3.56m)

UTILITY ROOM

GARDEN ROOM 19' 7" x 11' 10" (5.97m x 3.61m)

GROUND FLOOR PRIMARY BEDROOM 16' x 12' 11" (4.88m x 3.94m)

GROUND FLOOR BEDROOM 15' x 11' (4.57m x 3.35m)

BATHROOM

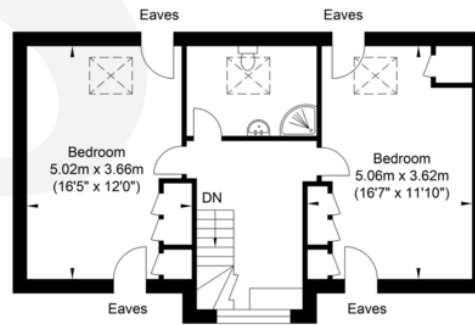
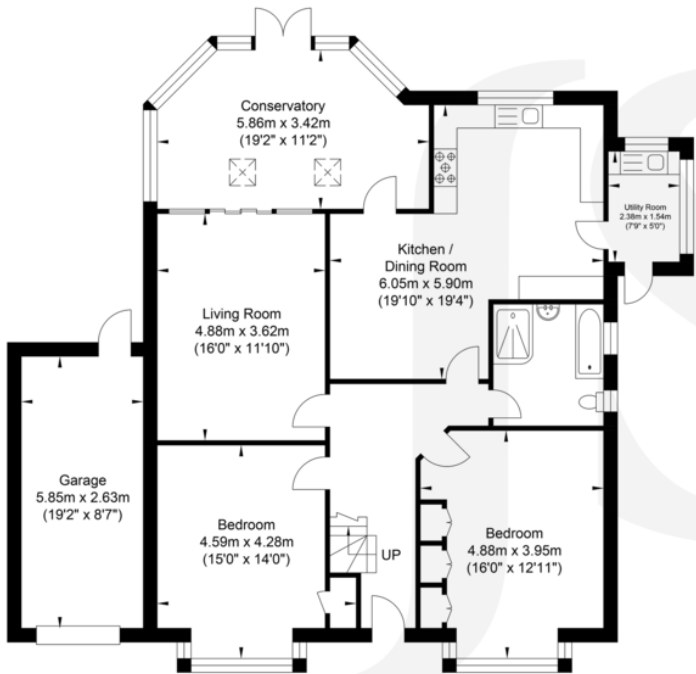
FIRST FLOOR LANDING

BEDROOM 16' 5" x 10' 11" (5m x 3.33m)

BEDROOM 16' 1" x 10' 7" (4.9m x 3.23m)

SHOWER ROOM

GARAGE



Ground Floor
Approximate Floor Area
1474.22 sq ft
(136.96 sq m)

First Floor
Approximate Floor Area
534.75 sq ft
(49.68 sq m)

Approximate Gross Internal Area = 186.64 sq m / 2008.97 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 167 sq ft 16 sq m – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band E

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.