



Ashurst Drive | Goring Hall | BN12 4SN  
Asking Price Of £750,000





The property is in need of some work, Please call us to arrange a viewing on 01903 506080 or for more information. We are delighted to present this impressive property to the market, featuring four spacious bedrooms, three versatile reception rooms, a modern fitted kitchen, a family bathroom, an en suite shower room, and a ground floor WC. Additional benefits include a garage, off-road parking, and a beautifully maintained south-facing rear garden. Situated in the highly sought-after Goring Hall area, this chain-free home offers an exceptional opportunity not to be missed.





## Key Features

- Detached House
- Four Bedrooms
- Three Reception Room
- Modern Fitted Kitchen
- Bathroom & En Suite
- Garage
- South Facing Rear Garden
- Off Road Parking
- In Need of Some Modernisation
- CHAIN FREE



**4 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

This exceptional property boasts four generously sized bedrooms, three versatile reception rooms, and a sleek, modern fitted kitchen, perfect for contemporary living. The ground floor also features a convenient WC. Upstairs, you'll find four well-appointed bedrooms, including family bathroom with an en suite shower room, alongside a stylish family bathroom. This home seamlessly blends comfort, functionality —ideal for family life and entertaining.

### EXTERNAL

The property benefits from off-road parking conveniently located in front of the garage, which features an up-and-over door for easy access. To the rear, a beautifully maintained, south-facing garden has been laid to lawn, providing the perfect space for relaxation, outdoor dining, or family activities.

### LOCATION

Situated in the desirable Goring Hall, Arlington Avenue is 500 yards from Goring seafront & greensward. Goring-by-Sea train station is approximately 1 mile away and Mulberry shopping parade with coffee shops, pubs and convenience stores is 0.7 miles away. The popular Sea Lane Café is a short walk along the seafront and Worthing town centre, with its comprehensive shops, restaurants and theatres is approximately 2.5 miles away.



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Approximate total area<sup>(7)</sup>1649.57 ft<sup>2</sup>153.25 m<sup>2</sup>

Reduced headroom

8.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

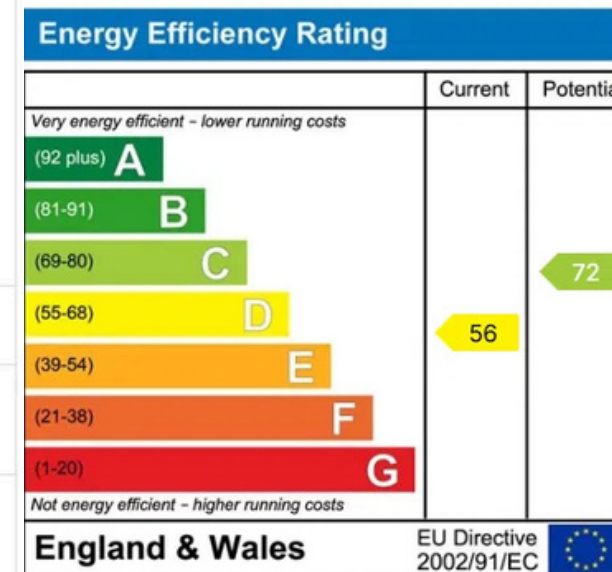
Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Council tax band: F

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