



Ashurst Drive, Goring-by-Sea, Worthing, BN12 4SN
Guide Price £800,000



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

- Extended Detached House
- 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



2 Bathrooms



3 Reception Room

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.

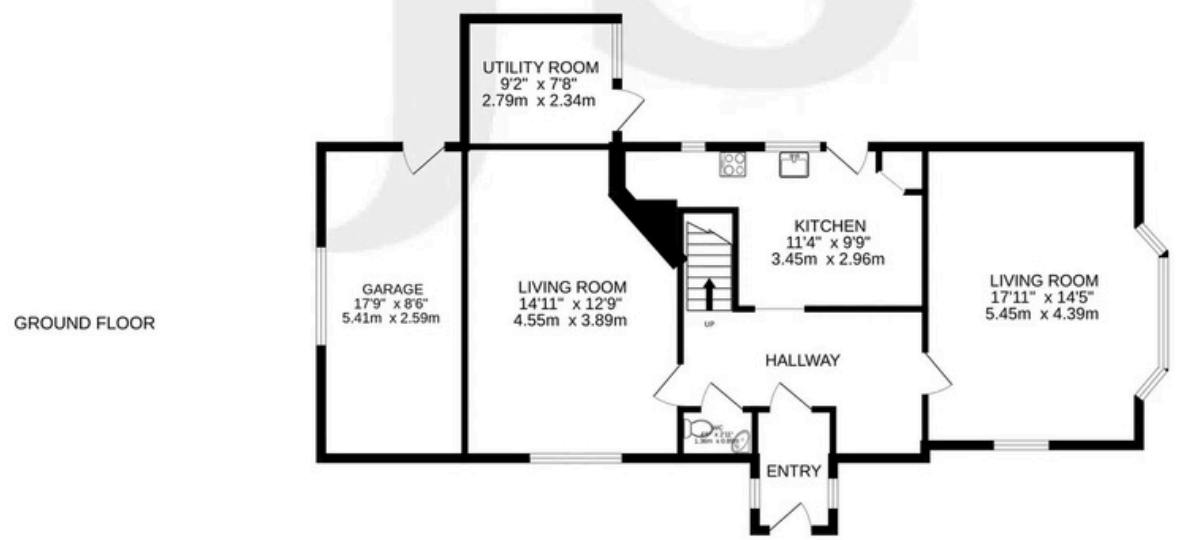
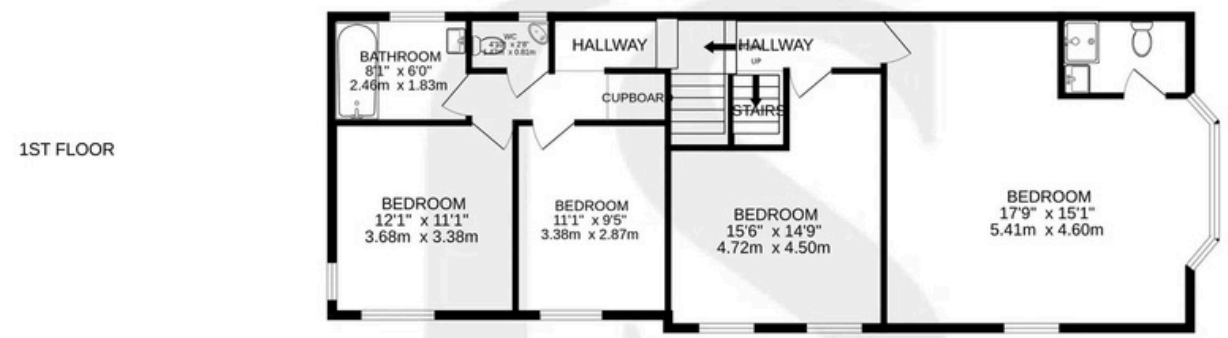
LOCATION

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.

EXTERNAL

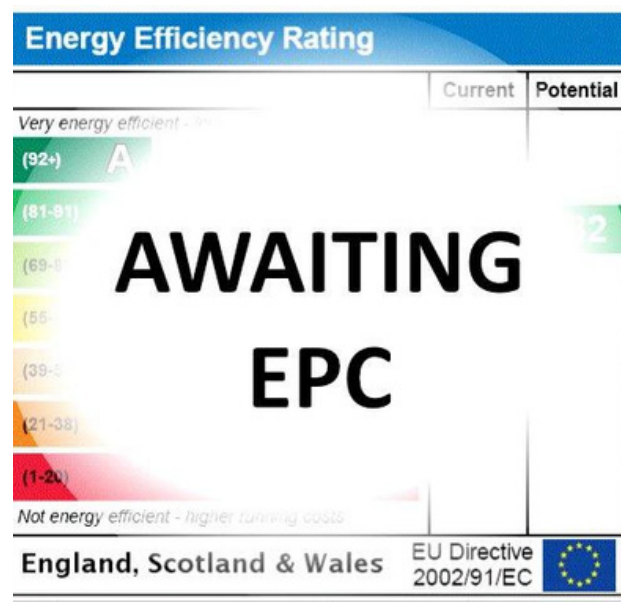
The property benefits from off-road parking conveniently located in front of the garage, which features an up-and-over door for easy access. To the rear, a beautifully maintained, south-facing garden has been laid to lawn, providing the perfect space for relaxation, outdoor dining, or family activities.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.



Property Details:

- Floor area (as quoted by EPC: 199 sqm)
- Tenure: Freehold
- Council tax band: F