



Goring Road, Goring-by-Sea, Worthing, BN12 4PA
Offers Over £425,000



We are pleased to bring to the market this fully renovated Victorian terrace house. The property offers two spacious double bedrooms, stylishly re-fitted four-piece bathroom, bay fronted lounge, dining room and a modern kitchen/breakfast room.

There is also a ground floor WC for added convenience. The house features a south facing rear garden, good-sized garage and a parking space to the rear. Ideally located just a short walk from local shops and bus routes, this mid terrace home combines period character with modern living.



Key Features

- Fully Renovated Victorian Mid Terrace House
- Two Double Bedrooms
- Bay Fronted Lounge & Second Reception Room
- Modern Re-Fitted Kitchen/ Breakfast Room
- Ground Floor WC
- South Facing Rear Garden
- Good Size Garage
- Parking Space To The Rear With EV Charging Point



2 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

The property welcomes you through an original refurbished front door opening into the entrance hall, secondary glass door leading into the hallway and reception room. On the ground floor, the bay fronted lounge offers a cosy open fire and an original reclaimed fireplace surround. The second reception room, currently used as a dining room, includes access to the understairs storage cupboard. The modern fitted kitchen/breakfast room is located at the rear and features wall and base units with quartz work surfaces, butler sink, integrated dishwasher, built in oven, induction hob, space and plumbing for a washing machine and room for a fridge/freezer. It also offers space for a small table and chairs and opens through double doors to the south-facing rear garden. The ground floor WC located just off the kitchen, includes a window, wash hand basin, and WC. Upstairs, the property offers two double bedrooms, with loft access via a pull-down hatch. The primary bedroom features a bay fronted window and fitted wardrobes. The re-fitted bathroom is complete with a freestanding bath, walk in shower with glass screen, wash hand basin set on a reclaimed unit, light-up mirror and WC.

EXTERNAL

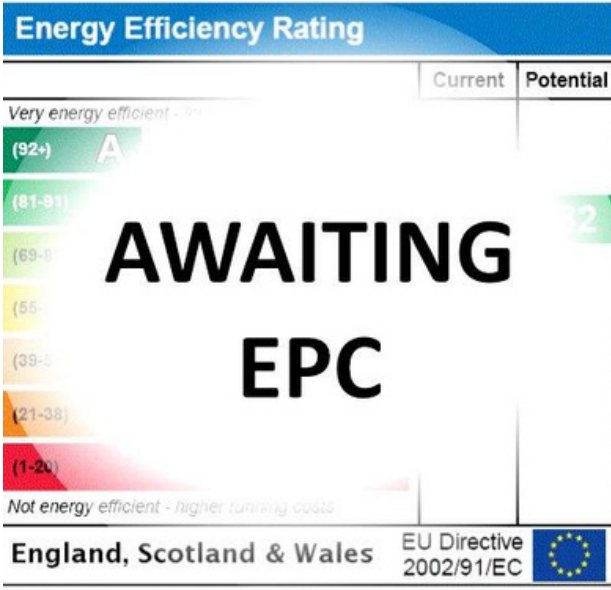
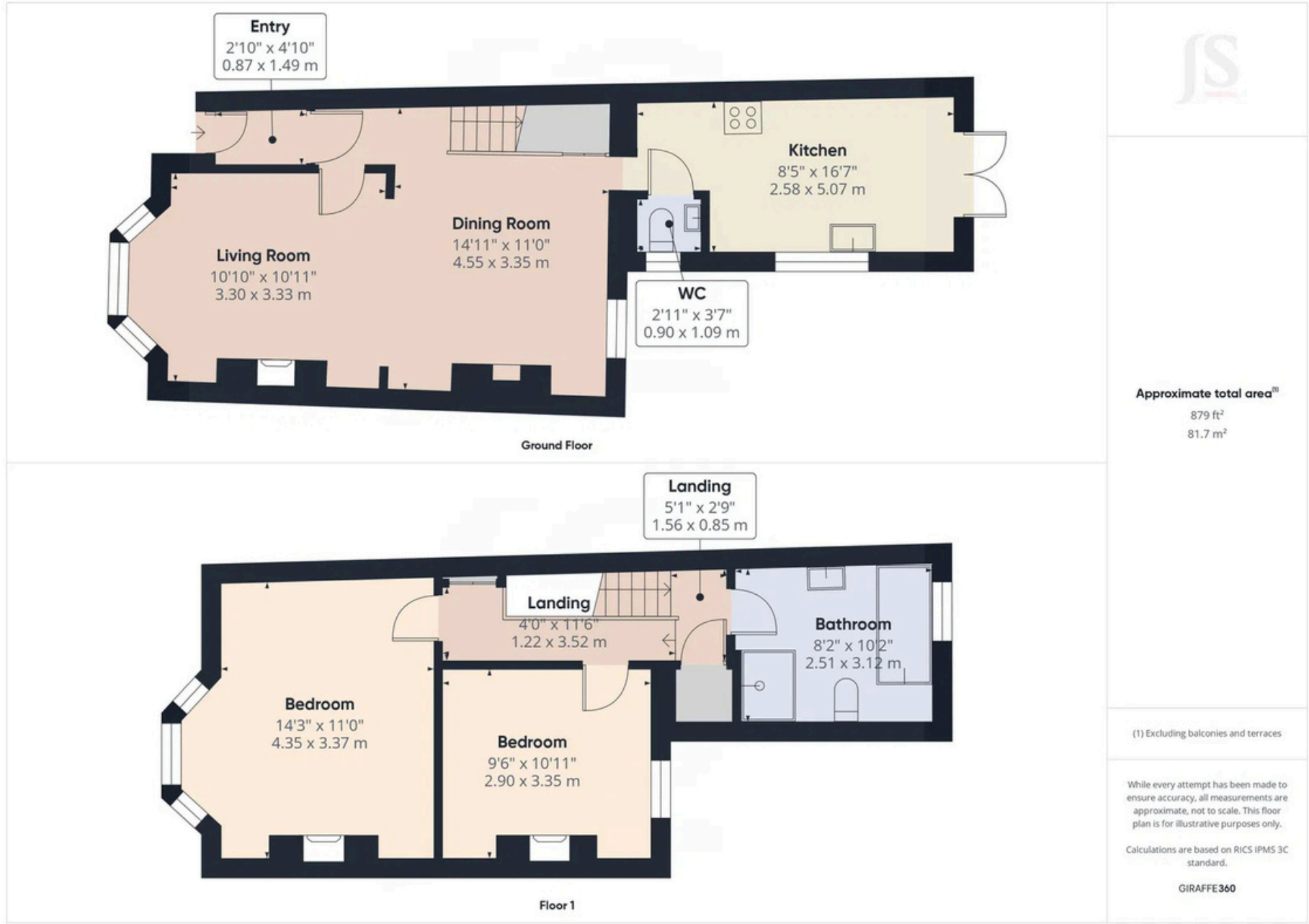
To the front, the property features a pathway leading to the front door, section laid to shingle with hedges and a walled surround. The rear garden benefiting from a south facing aspect, offers a range of seating areas including a large decked section, lawn with floral borders, and a shingled area perfect for catching the late sun. Additional features include a small timber shed, pathway leading to the garage with a personal locked door and a pathway providing access to the rear parking space. The garage is fitted with an up and over door, pitched roof offering extra storage, power and lighting. The parking space is situated directly in front of the garage and is accessed via a private road just off Goring Road.

SITUATED

The property is ideally located on the popular Goring Road with Mulberry Parade of shops just a short walk away within 50 yards of the property including pharmacy, convenience stores and eateries. West Worthing Parade is approximately 0.6 miles away and Durrington-on-Sea train station is conveniently located around 0.8 miles from the property. Goring seafront is also just 0.7 miles away, perfect for leisurely strolls or coastal activities. Excellent transport links are available, with regular bus routes running nearby along Goring Road accessible within 50 yards of the property.



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: tbc sqm)

Tenure: Freehold

Council tax band: C

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.