



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



4 West Park Lane

Goring-By-Sea, Worthing, BN12 4ER

Guide price £775,000

Freehold Council Tax Band



****Open day Wednesday 31st August - call now to book your private viewing slot****

James & James Estate Agents are delighted to bring to the market this substantial detached family home set within a highly sought after tree lined position within Goring-by-Sea.

In brief the accommodation comprises spacious entrance hall, lounge, dining room, kitchen/breakfast room, utility room, ground floor W.C and garage. To the first floor are four bedrooms with the master having an en-suite, and an additional family bathroom. To the second floor there are two further bedrooms. Outside, the rear garden is a particular feature being predominately laid to lawn with tree and shrub lined borders.

Located in West Park Lane, conveniently situated within 500 yards of local amenities in Goring Road, and half a mile from rail services to London from Durrington station. Worthing town centre is approximately two mile distant, and offers a variety of shops, restaurants, and theatres plus the pier and promenade.

The A27 which provides access to the larger centres of Brighton and Chichester is approximately three miles distant.

Recreational sports facilities in and around the area include the golf courses at Worthing, Ham Manor and Littlehampton, fitness and swimming at the David Lloyd Centre, and Splashpoint plus many beach activities such as sailing, surfing and walking on the promenade which is half a mile distant.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this fantastic family home.

Council Tax Band F

Hallway

Cloakroom

Sitting room

21'5 x 15'0 (6.53m x 4.57m)





Dining room
16'9 x 13'7 (5.11m x 4.14m)

Kitchen/breakfast room
14'8 x 12'1 (4.47m x 3.68m)

Utility room
9'3 x 5'6 (2.82m x 1.68m)

First floor landing



Bedroom 1
14'9 x 13'7 (4.50m x 4.14m)

En-suite bathroom

Bedroom 2
14'10 x 14'6 (4.52m x 4.42m)

Bedroom 3
16'7 x 13'4 (5.05m x 4.06m)

Bedroom 4
8'9 x 8'8 (2.67m x 2.64m)

Family bathroom

Separate W.C.

Second floor landing

Bedroom 5
17'10 x 10'10 (5.44m x 3.30m)

Bedroom 6
17'10 x 12'5 (5.44m x 3.78m)

Garden

Garage

Driveway

Solar panels



Floor Plan



Viewing

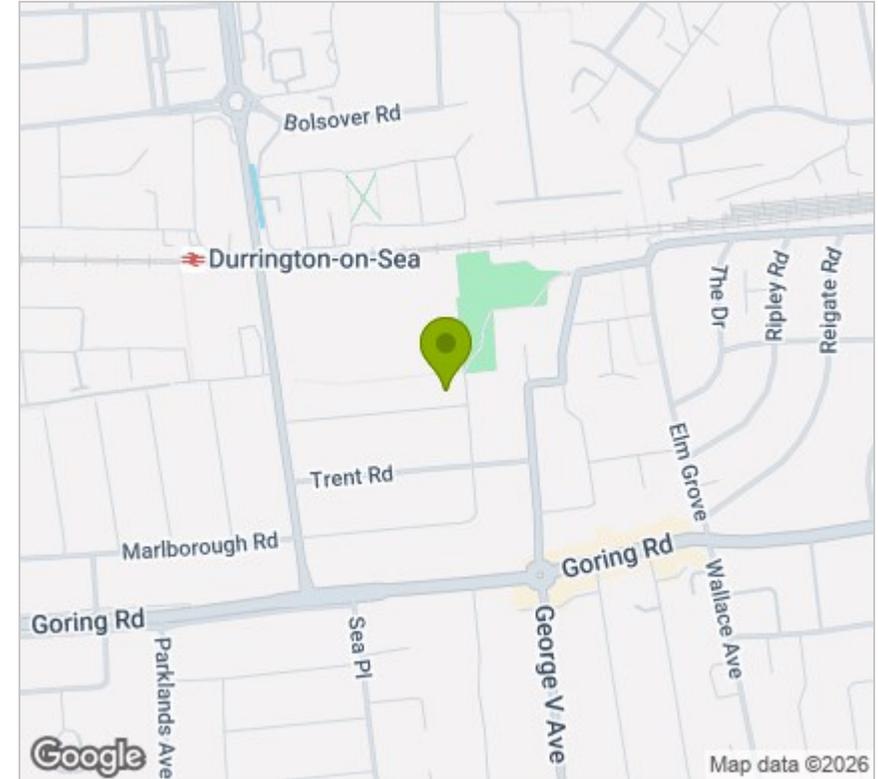
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

