

Plot 21 Barrington Road, Off Shaftesbury Avenue,  
Goring-By-Sea, Worthing, BN12 4EA

£525,000

Freehold Council Tax Band New Build





Plot 21 -Laid out over three levels, The Gilder is a 4-bedroom home that offers an enviable amount of living space, and many coveted features for contemporary family homes. From a flowing, open-plan area on the ground floor to a first-floor living room, and two en-suite bedrooms, this home is well-suited to families with older children and teenagers, or second steppers seeking an space to enjoy.

The heart of The Gilder is open-plan living, kitchen and dining area, which runs the length of the ground floor level and has been thoughtfully zoned for practicality. The living space is situated at the rear and boasts an attractive bay window with French doors opening to the garden – a delightful feature for summer days and evening barbecues with your favourite guests.

Leading off the downstairs living room is the galley kitchen, which is a pleasure to cook in with everything within easy reach. Through the kitchen, the dining area is dedicated to enjoying all kinds of meals together. Two doors from the hallway open into the living area and dining area, enabling members of the household and guests to move around easily, and for areas to be closed off.

The finishing touches to the ground floor of The Gilder are a convenient under stairs storage cupboard, and a cloakroom thoughtfully located by the front door.

On the 1st floor, the second living room is situated to the rear of the home, and offers many possibilities. It could become a cinema room, a snug, or playroom. The second cloakroom is a welcome feature when the living room is in use. Bedroom two, which is double in size and has an en-suite shower room, is also located on this level and offers privacy for older children who are ready for a little more independence.

The 2nd floor presents the remaining three bedrooms, including bedroom one which boasts an en-suite shower room, and a useful integral storage cupboard. The third and fourth bedrooms share use of the family bathroom.

Estate charge £183.28pa  
1369 sq ft.

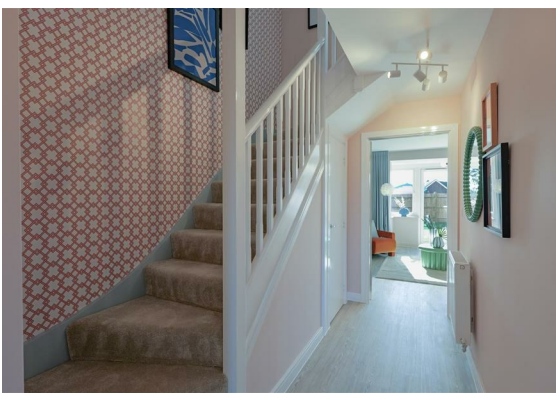
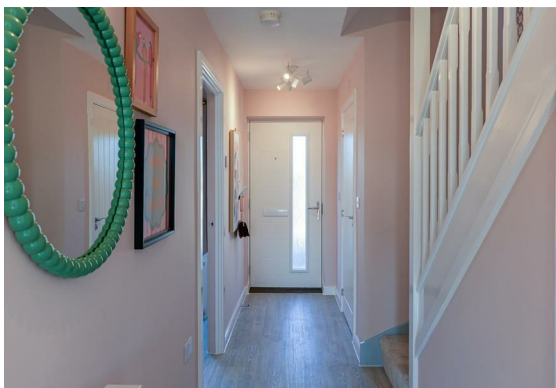
Entrance hall

Cloakroom

Storage cupboard

Family area  
15'4 x 13'11 (4.67m x 4.24m)

Kitchen  
8'2" x 9'11"







Dining  
8'2 x 9'1 (2.49m x 2.77m)

Stairs to first floor

Living room

Cloakroom

Bedroom two  
10'3 x 12'11 (3.12m x 3.94m)

En-suite  
4'9 x 6'6 (1.45m x 1.98m)

Stairs to second floor

Storage cupboard

Bedroom one  
11'4 x 13'9 (3.45m x 4.19m)

En-suite  
4'9 x 6'5 (1.45m x 1.96m)

Family bathroom

Bedroom three  
7'1 x 11'7 (2.16m x 3.53m)

Bedroom four  
8'0 x 11'6 (2.44m x 3.51m)



Floor Plan



Viewing

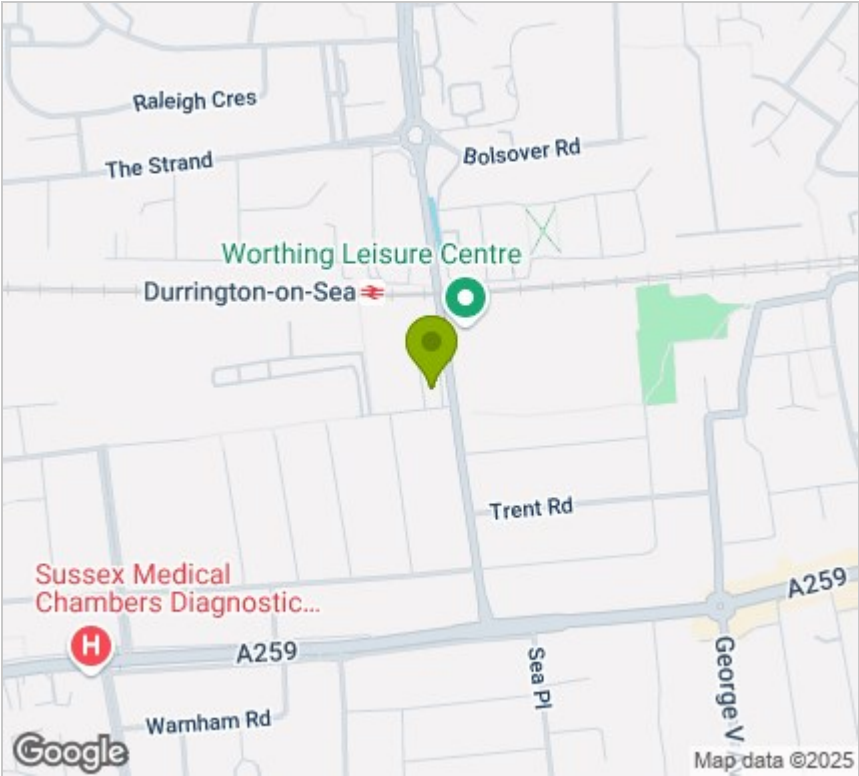
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Area Map



Energy Efficiency Graph

