



WARNHAM MEWS, GORING-BY-SEA, WORTHING, BN12
£1,100,000 FREEHOLD



WARNHAM MEWS, GORING-BY-SEA, WORTHING, BN12

An utterly unique home with a showstopping private garden in the heart of Goring, West Sussex. This stunning property is available for the first time since conversion from the former stable block of the neighbouring mansion 'Courtlands'.

Positioned within a select mews with a gated gravel drive approach this particular property sits central to the block paved mews away from passing traffic in a peaceful and private position. In superb order with versatile interiors over two floors this home has many fine features and a sublime Dutch Garden; prized for their large rectangular enclosed spaces with symmetrical planting often in Parkland settings.

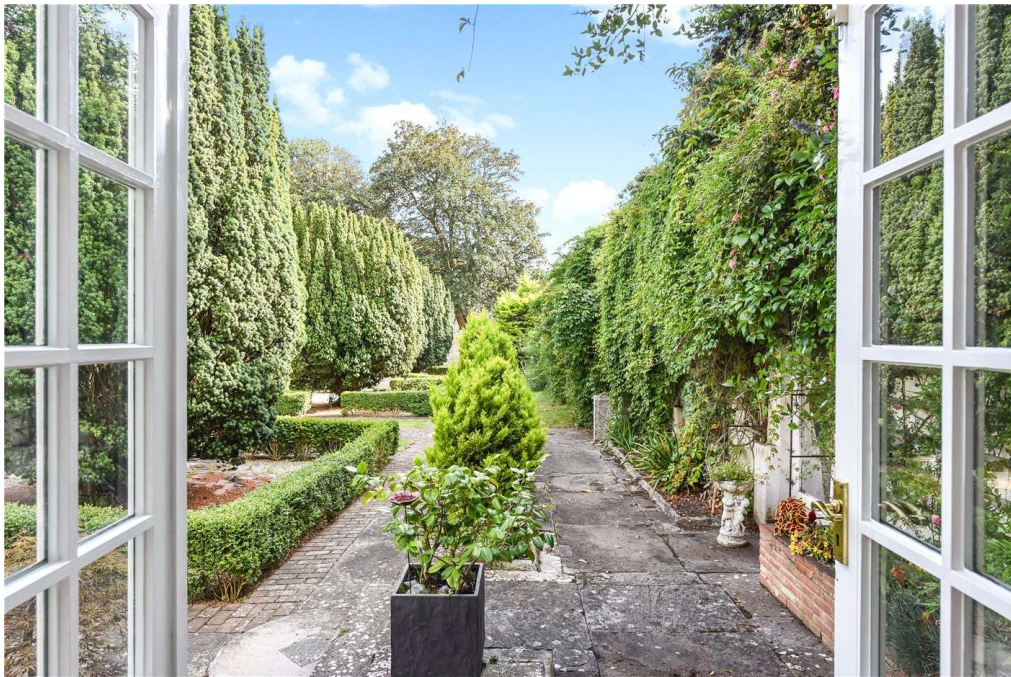
Internally the house boasts bright interiors in neutral shades throughout. Our floorplan and photographs give you an indication of the layout and rooms but what they can't convey is the calming feel throughout and sense of privacy. The ground floor is flexible with downstairs bedrooms and entertaining and the first floor is home to two further bedrooms and bathroom.

Externally the property is approached via a shared gravel drive with parking and double garage with loft storage. To the rear is the garden which is stunning. Laid out as a formal garden currently the space is extremely private and substantial with tall borders. A viewing is considered essential to appreciate this homes merits.



Warnham Mews is a highly convenient location with local shopping facilities on Goring Road and further including banks, public houses, restaurants, deli, cafe on the Goring Road Wallace Avenue Junction. Local bus routes providing access to Worthing, Portsmouth and Brighton are within a short distance and there is a mainline station within a mile.

COUNCIL TAX BAND - F

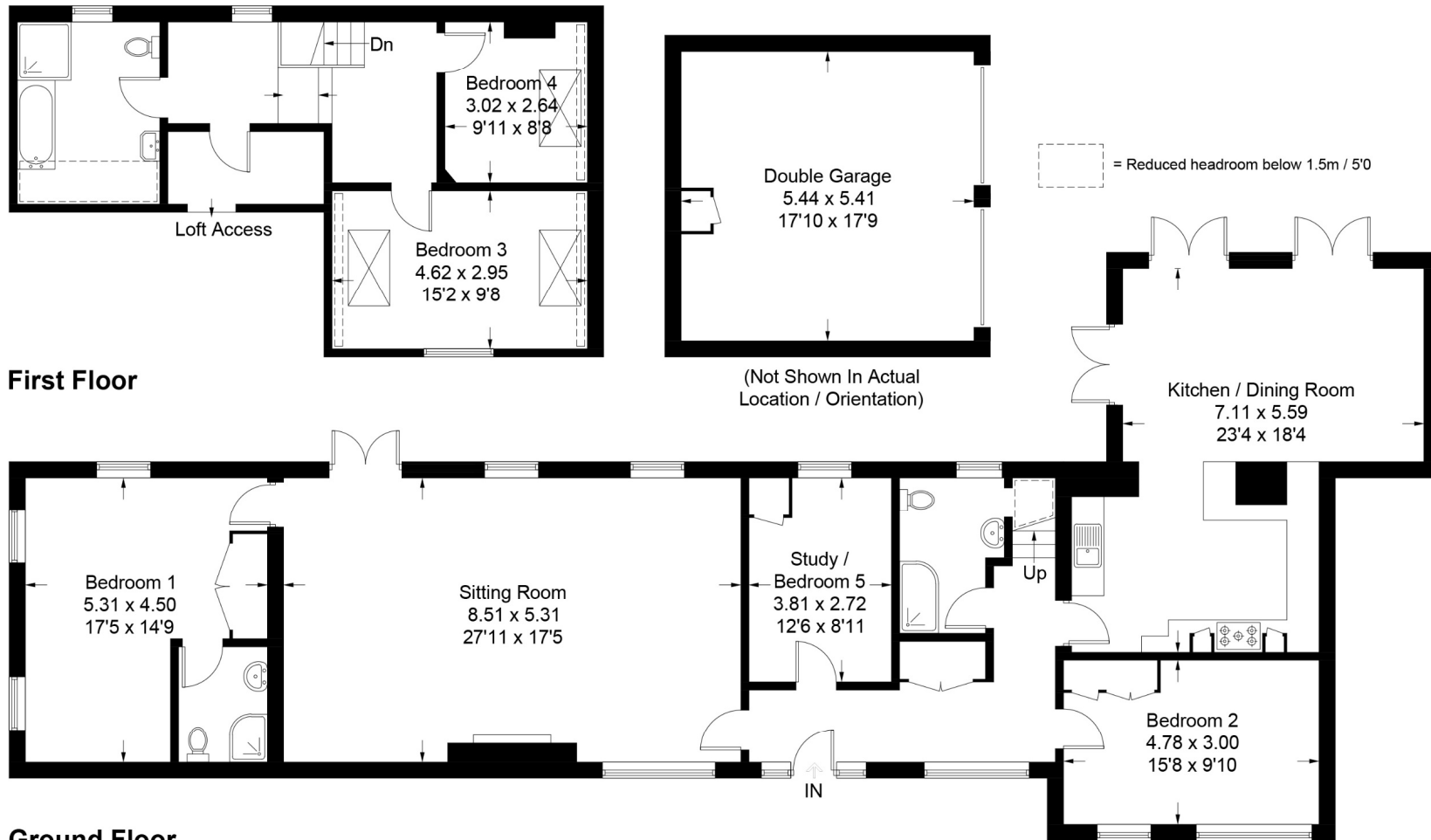


Warnham Mews, Warnham Road, Goring-By-Sea, BN12 4DY

Approximate Gross Internal Area = 203.6 sq m / 2191 sq ft

Garage = 29.4 sq m / 316 sq ft

Total = 233 sq m / 2507 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2019.

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