



SEA LANE, WORTHING, WEST SUSSEX, BN12  
**£950,000 FREEHOLD**

**Winkworth**





## SEA LANE, WORTHING, WEST SUSSEX, BN12

This stunning detached home has been extensively renovated and extended in recent years. Fabulously presented this fine house offers the opportunity to move in and start living the coastal lifestyle. The proximity to the beach, good schools, Worthing centre and easy access to London for commuters along with high-speed broadband for homeworkers are just a few of the benefits.

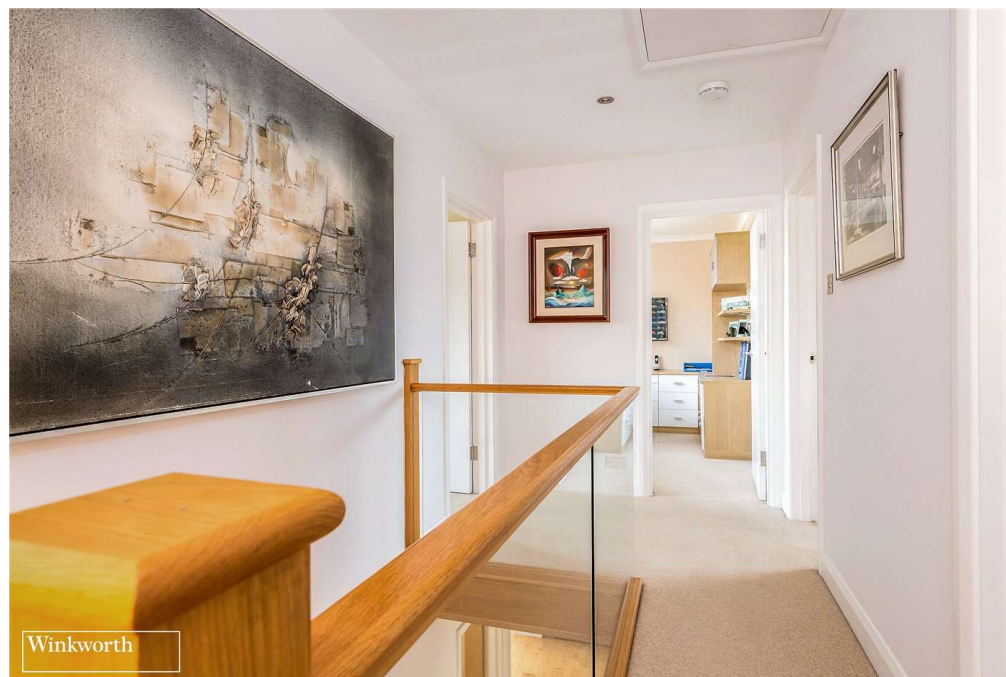
The eye-catching exterior with its deep front garden, block paved drive and anthracite windows with matching contemporary front door give a good indication of the finish inside. Stepping across the threshold brings you to the substantial entrance hall. From here a bespoke oak and glass staircase rises to the upper floor with storage under. Our floorplan provides a detailed layout and room dimensions. Of note is the well-planned ground floor living areas. The rear benefits from a fantastic extension creating a superb area in which to cook, eat, entertain, and relax. The bi-fold doors draw the garden into the space and the addition of an electric awning allows shade when required. The large sitting room is to the front of the property has a box bay window allowing bags of light in.



A downstairs bedroom with an en-suite shower room adds an extra dimension for staying guests or a relative and there is a utility room plus a ground floor cloakroom.

The first floor has three double bedrooms with the principal to the rear having an en-suite. The two front bedrooms have easterly views across the green to the sea with the smaller of the two set up as an office. The family bathroom is impeccably presented with a modern suite comprising of a bath, walk-in shower, w.c and basin. The bright upper landing has loft access for extra storage.



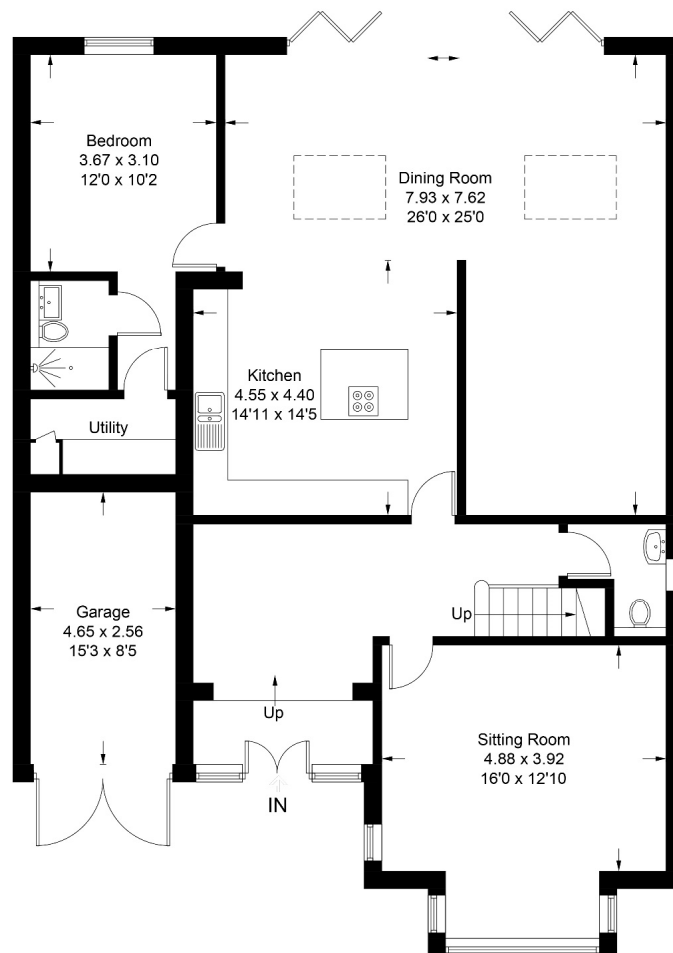


# 3 Sea Lane, Goring, BN12 4QB

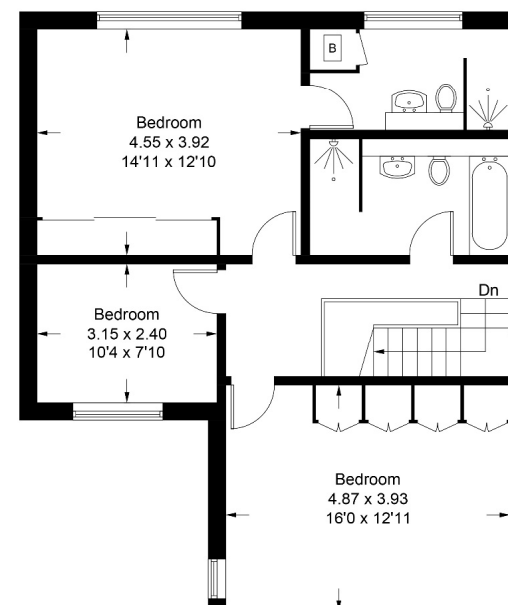
Approximate Gross Internal Area = 203.4 sq m / 2189 sq ft

Garage = 12.1 sq m / 130 sq ft

Total = 215.5 sq m / 2319 sq ft



Ground Floor



First Floor

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 Emz0 Marketing 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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