



AMBERLEY DRIVE, WORTHING, WEST SUSSEX, BN12  
**OIEO £995,000 FREEHOLD**

**Winkworth**





## AMBERLEY DRIVE, WORTHING, WEST SUSSEX, BN12

Impeccably presented, this superb house has been subject to a comprehensive refurbishment and extension in recent years creating a home that will appeal on many levels. The proximity to the beach, good schools, Worthing centre and easy access to London for commuters along with high-speed broadband for homeworkers will only add to the appeal and the 2500sqft of bright interiors and substantial south and west-facing gardens will be the icing on the cake.

Set in a large plot on a peaceful avenue in the heart of Goring this fine home has plenty of kerb appeal. The large frontage provides ample parking for several vehicles. Beautifully presented with bright interiors flooded with natural light this detached property benefits from spacious accommodation on two floors with a flexible layout.

Our floorplan gives an idea of the space on offer and our photos an indication of the quality of presentation throughout. Of note is the extended kitchen diner which leads out through three sets of bi-fold doors to the rear garden and can be opened to the sitting room. The large front reception is separate enough for those that like space and there is a downstairs study with bags of storage that doubles up as bedroom five with en-suite facilities.

To the first floor off of a light landing with a large west-facing window are four double bedrooms with the principal and the guest bedrooms having en-suites. The family bathroom is again beautifully presented with a modern white suite in fabulous order.

Externally the house sits deep within the generous plot with a lawned front garden and driveway. A very large double garage with an additional workshop area is a huge plus for the car enthusiast with twin doors, power, light and rear garden access. The gardens sweep around the property being directly south to the rear of the property with a terrace from the kitchen diner. The garden is predominantly laid to lawn with established planting to the borders which are wall and fence enclosed.

Amberley Drive is favoured for its proximity to the delightful Greens Ward and seafront. Goring station is under a mile away providing access to London, Worthing, Brighton and West Sussex and there are multiple bus routes close by. Additionally, the A259 provides convenient access on the A27 linking to all major towns within the area such as Brighton, Chichester and Arundel. Goring Road is within a short walk where local shops can be found and for more substantial needs Worthing town centre is just a mile away. Many good schools are located in the area as are sporting attractions such as Worthing Golf Club, Chippingdale Cricket Club, Bowls, David Lloyd, and of course sea-based activities.

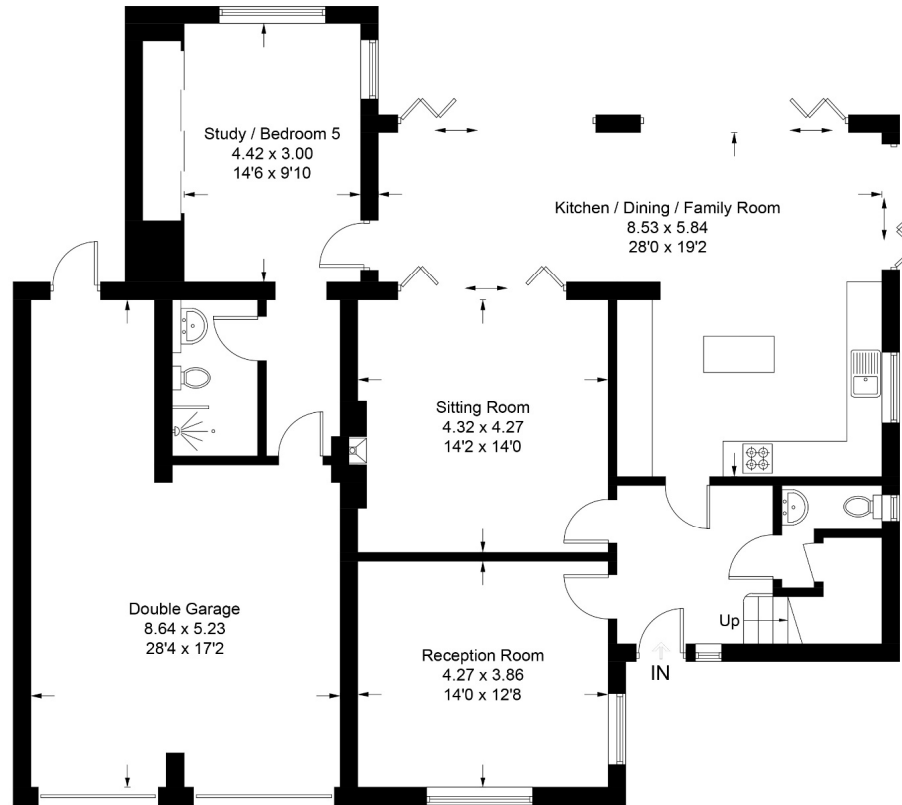




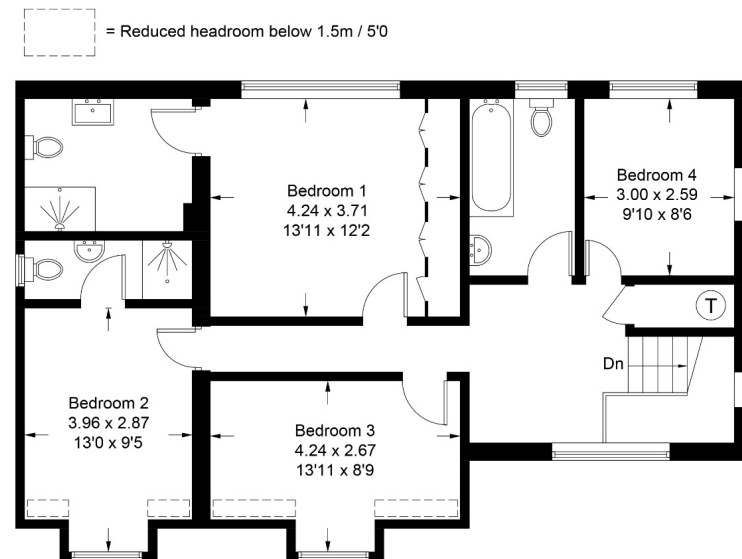


# 29 Amberley Drive, BN12 4QG

Approximate Gross Internal Area = 234.4 sq m / 2523 sq ft  
(Including Double Garage)



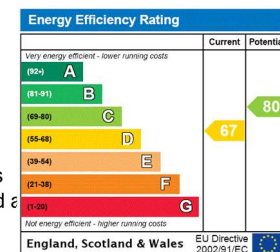
Ground Floor



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 Emzoo Marketing 2021.



Worthing | 01903 216219 | worthing@winkworth.co.uk

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