



The Strand, Goring-By-Sea, BN12 6DU

Asking Price £400,000

A truly rare opportunity to acquire an exceptionally spacious and extended five bedroom home offering a level of accommodation that is incredibly difficult to find elsewhere in this style of property.

Thoughtfully extended to the rear, the property now boasts a superb open plan kitchen, living and dining area which forms the heart of the home. This bright and sociable space is ideal for modern family life and entertaining alike, flowing effortlessly into the rear garden. In addition, there are five well proportioned bedrooms and two contemporary bathrooms, providing flexibility for growing families, multi generational living or those requiring dedicated home working space.

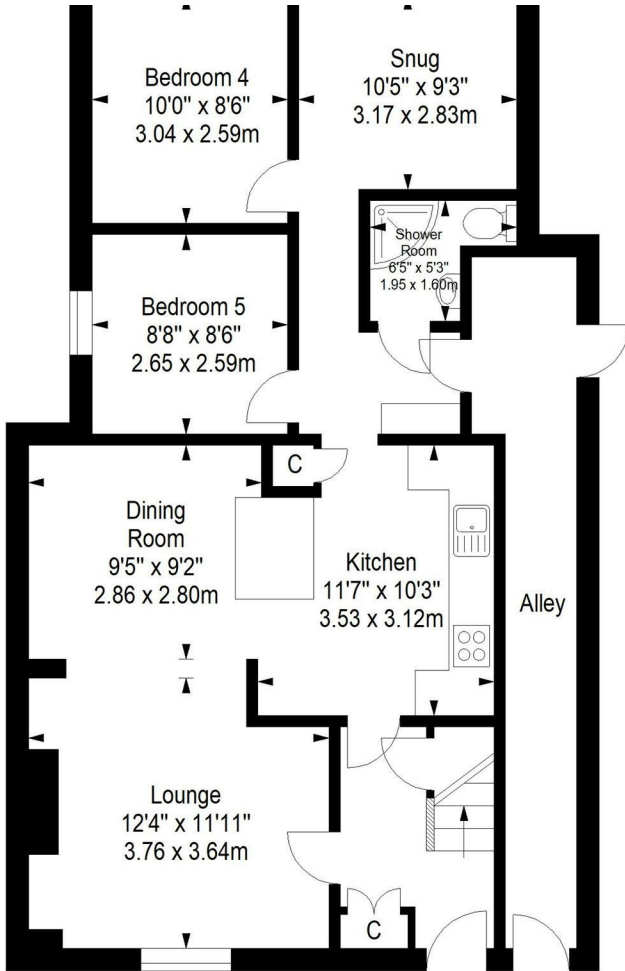
Externally, the rear garden has been designed with ease of maintenance in mind, creating a practical yet inviting outdoor area. Off road parking further enhances the convenience on offer.



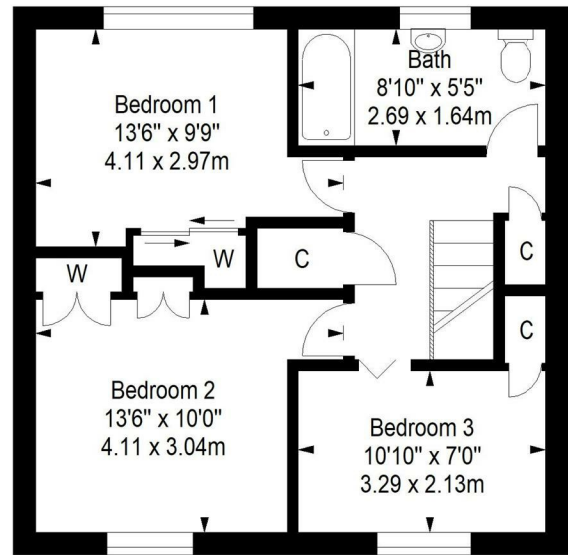
Council Tax Band: B

- Rare and substantial extended family home
- Impressive open plan living space
- Rear extension creating exceptional accommodation
- Easy maintenance private rear garden
- Ideal for multi generational living

- Five generous and versatile bedrooms
- Two modern and well appointed bathrooms
- Off road parking for convenience
- Flexible layout for growing families
- Close to amenities and transport links



First Floor



Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.

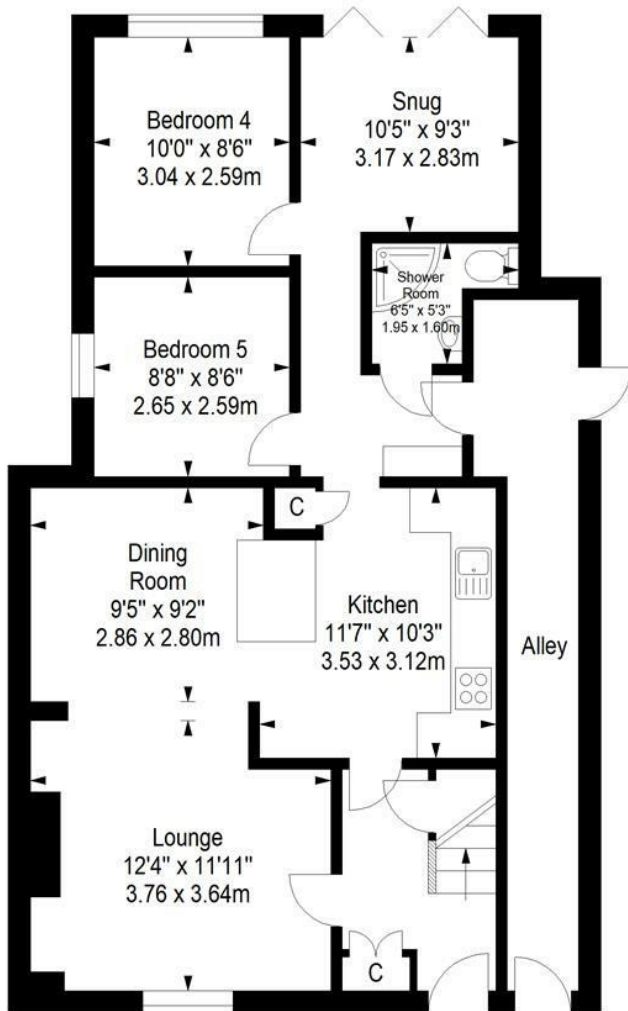


EPC Rating:

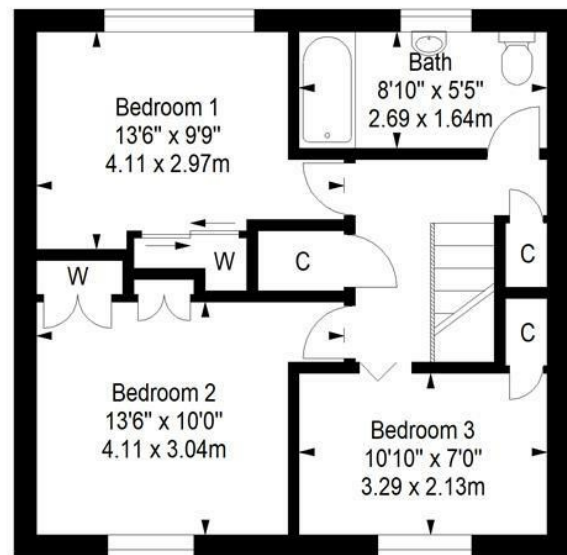
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Approximate gross internal floor area 126.3 sq m/ 1359.5 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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