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Lavant Close, Goring-By-Sea, BN12 6NA

Asking Price £365,000

Occupying a generous corner plot within a quiet cul-de-sac, this well positioned three bedroom semi-detached home offers spacious accommodation, a large garden and excellent potential to extend (STPP).

A practical enclosed storm porch leads into a bright and welcoming lounge which flows through to a dining room, creating a sociable living space ideal for everyday family life and entertaining. Patio doors open directly onto the impressive rear garden, offering plenty of space for outdoor dining, children to play, or future landscaping. The fitted kitchen enjoys views over the garden and provides further potential to extend to the side, subject to the necessary consents.

Upstairs, the property offers two well proportioned double bedrooms, a third single bedroom and a modern shower room.

Further benefits include a private driveway, garage and useful workshop space. Ideally located close to schools, local shops, Goring-by-Sea station and the coast.

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Council Tax Band: C

- Quiet cul-de-sac corner plot position
- Three bedroom semi-detached family home
- Modern shower room on first floor
- Private driveway providing off road parking
- Scope to extend subject to planning
- Spacious lounge and dining room
- Fitted kitchen overlooking rear garden
- Large garden with excellent potential
- Garage with useful attached workshop
- Close to schools, shops and station







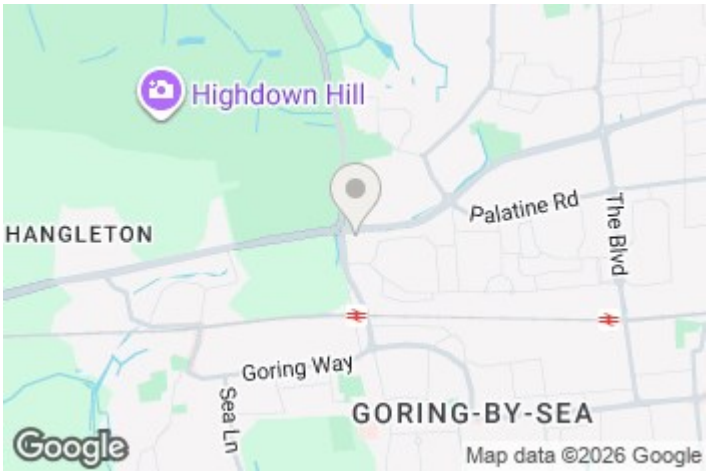
Goring-by-Sea, a coastal suburb of Worthing, beautifully combines seaside tranquillity with modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning countryside and coastal views. Characterised by tree-lined streets, varied housing options, and easy beach access, Goring-by-Sea provides a peaceful setting with well-regarded schools, shops, and dining options. A strong community spirit and regular local events add to the area's charm, making it an idyllic location that seamlessly blends natural beauty with suburban convenience.





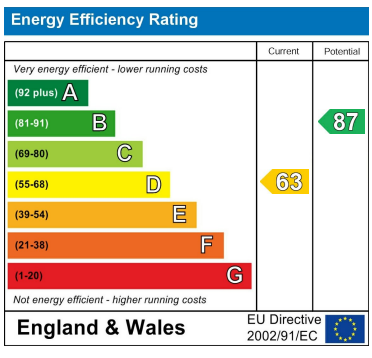






EPC Rating:

D





Ground Floor **First Floor** **Outbuilding**

Total floor area 104.9 m² (1,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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