



80 Arlington Avenue, Worthing, BN12 4SR  
£850,000

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Bacon and Co are delighted to bring to the market this beautifully presented detached home in the heart of favoured Goring Hall. In brief the accommodation comprises entrance porch, spacious entrance hall, modern fitted ground floor cloakroom, lounge, family room, separate dining room, kitchen/diner, good size utility room. To the first floor there are three bedrooms with the master bedroom boasting an en-suite and a dressing room. There is also a family bath and shower room, and a separate W.C. Externally there is a sweeping driveway, area of lawn, whilst the rear garden is a particular feature of the property being laid predominantly to lawn with a profusion of tree and shrub lined borders, gate giving side access. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this wonderful Goring Hall residence. Situated in Arlington Avenue local shops can be found nearby at the Mulberry Parade and Aldsworth Avenue. The beach is just a short stroll and buses serve the area. The nearest mainline railway station is Goring-by-Sea giving links to most major towns and cities.

- Detached House
- Goring Hall Location
- Beautifully Landscaped Gardens
- Utility Room
- Three Reception Rooms
- Private Driveway
- Two Bathrooms
- Moments From The Seafront









#### Entrance Porch

Accessed via UPVC front door. Three double glazed obscured windows. Wall mounted electric heater.

#### Entrance Hall

Carpeted throughout. Radiator.

#### Living Room

5.9 x 3.7 (19'4" x 12'2")  
Carpeted throughout. Double glazed window. Two Further inset double glazed windows. Double glazed french doors. Fireplace with granite Hearth surround.

#### Dinning Room

4.7 x 3.6 (15'5" x 11'10")  
Carpeted throughout. Feature bay with double glazed windows. Two radiators.

#### Kitchen/Breakfast Room

4.9 x 4.10 (16'1" x 13'5")  
Tiled flooring throughout. A fully fitted kitchen briefly comprising; A range of matching wall and base units. Corian worktops. Inset sink with drainer. Inset spotlighting. A range integrated appliances including 'Neff' double oven. Four ring 'Neff' induction hob. American Style 'Fisher & Paykel' fridge freezer. Part tiled walls. Two double glazed windows. Double glazed single door providing access to rear garden.

#### Utility Room

4.7 x 2.10 (15'5" x 6'11")  
Tiled Flooring throughout. A range of matching wall and base units. Composite roll edge work surfaces. Space for various appliances. Radiator. Double glazed window. Wall mounted combination boiler. Spotlights throughout. Inset desk area perfect for office space. Two large floor to ceiling storage cupboards.

#### Family Room

4.7 x 4.10 (15'5" x 13'5")  
Tiled flooring throughout. Three radiators. A range of double glazed windows and French doors leading to rear garden. Externally you have Aluminium insulated panels. Electric roof vent.

#### Cloakroom

Part tiled walls. Low level Wc with matching inset vanity sink unit with storage cupboard below. Double glazed frosted window. Radiator. Door providing access to understair cupboard.

#### Stairs leading to;

#### First Floor Landing

Carpeted throughout. Two double glazed windows. Radiator. Hatch providing access to loft via pull down ladder. Door providing access to large storage cupboard housing hot water cylinder.

#### Master Bedroom

3.9 x 3.5 (12'10" x 11'6")  
Carpeted throughout. Radiator. Double glazed window.

#### Dressing Room

3.2 x 2.3 (10'6" x 7'7")  
Carpeted throughout. Radiator. Double glazed window.

#### En Suite

2.10 x 1.3 (6'11" x 4'3")  
Fully tiled walls. Inset vanity unit including low level Wc. Wash hand basin with storage cupboard below. Walk in shower cubicle with glass screen protect. Frosted double glazed window. Heated towel rail.

#### Bedroom Two

3.7 x 3.2 (12'2" x 10'6")  
Carpeted throughout. Radiator. Double glazed window.

#### Bedroom Three

2.4 x 2.8 (7'10" x 9'2")  
Carpeted throughout. Double glazed window.

#### Family Bathroom

2.4 x 2.10 (7'10" x 6'11")  
Tiled flooring throughout. Fully tiled walls. Panelled bath. Inset sink. Shower cubicle with glass screen protect. Frosted double glazed window. Heated towel rail.

#### Separate Wc

Low level Wc. Radiator. Frosted double glazed window.

#### Outside:

#### Rear Garden

A beautifully present secluded rear garden. Mainly laid to lawn with a large patio area perfect for seating. A range of mature trees and shrub boarders. Large detached insulated cabin measuring approximately 6 meters by 3 meters. Further garden shed. Side access both sides.

#### Front

Private driveway for multiple cars. Lawned area with mature shrub boarders. Further slate shingle boarder.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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