

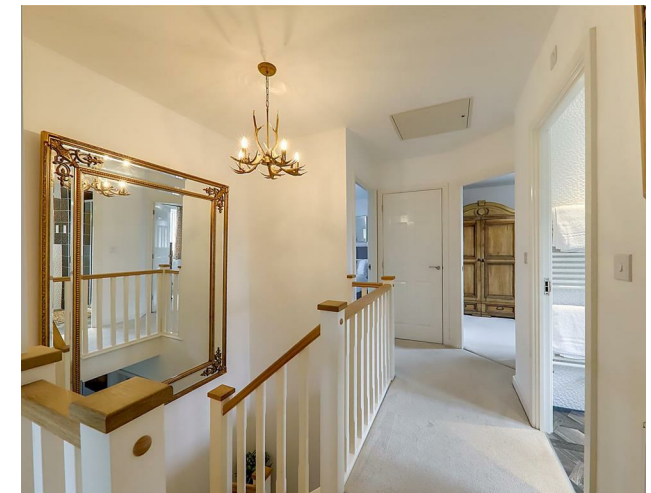


51 Skylark Rise, Goring-By-Sea, Worthing, BN12 6FG

Price £550,000

and company  
**bacon**  
*bespoke*





**\*\*\*CHAIN FREE\*\*\* ENSUITE\*\*\* LARGER PLOT\*\*\*FOUR BEDROOMS\*\*\***

A beautifully presented modern detached family house built in 2016. Available CHAIN FREE and located on popular Yeoman Chase, Goring. This home occupies one of the larger plots on the development with the accommodation briefly comprising, entrance hall, cloakroom/Wc, dual aspect living room, kitchen/dining room with double doors opening onto the garden, utility room, galleried first floor landing, four bedrooms, ENSUITE shower room to the main bedroom and family bath/shower room/Wc. Externally there is a landscaped rear garden, private driveway and a garage/home office/bar. Viewing is highly recommended to appreciate the overall size and condition of the home.

FTTP full fibre broadband installed with up to 1,600 Mbps download speed and up to 115Mbps upload speed.

- 4 Bed Detached House
- Large Corner Position
- Built in 2016 / Chain Free
- Ensuite & Family Bath/Shower Room
- Feature Kitchen Dining Room
- Utility Room / GF Wc
- Garage/Home Office
- Landscaped Rear Garden
- Popular Goring By Sea







Front door opening to

### Entrance Hall

LVT flooring. Radiator. Understairs cupboard. Central heating thermostat control.

### Cloakroom/Wc

Low level flush Wc. Wall mounted wash hand basin. Part tiled walls. Radiator.

### Living Room

6.13 x 3.46 (20'1" x 11'4")

Dual aspect double glazed windows. Two radiators. LVT flooring.

### Kitchen/Dining Room

6.12 x 3.24 (20'0" x 10'7")

Range of work surfaces with cupboards and drawers fitted under. Inset sink drainer unit. Integrated dishwasher. Island unit with fitted Induction hob with extractor canopy above. open low level shelves. Built in oven and grill. Integrated fridge/freezer. Wine rack. . Radiator. Matching wall cupboards. Part tiled walls. Opens to utility room. LVT flooring. Double glazed window to front. Double glazed double doors with windows either side opening to the garden. Radiator.

### Utility Room

2.15 x 1.41 (7'0" x 4'7")

Worktop with space for 2 appliances under. Matching wall cupboards. Wall mounted boiler concealed in cupboard. LVT flooring. Door to garden. Part tiled walls.

### Galleried First Floor Landing

Radiator. Access hatch to loft. Airing cupboard housing hot water cylinder.

### Bedroom One

3.52 x 2.69 (11'6" x 8'9")

Double glazed window. Radiator. Recessed wardrobe with modern sliding doors. Wall mounted thermostat control.

### Ensuite Shower Room/Wc

2.15 x 1.40 (7'0" x 4'7")

Walk in double shower cubicle with chrome fittings and sliding glass door, low level flush Wc and pedestal wash hand basin. Wall mounted vanity mirror. Double glazed frosted glass window. Tiled walls. Towel radiator.

### Bedroom Two

3.34 x 3.17 (10'11" x 10'4")

Double glazed window. Radiator.

### Broadband Information

FTTP full fibre broadband installed with up to 1,600 Mbps download speed and up to 115Mbps upload speed.

### Bedroom Three

3.18 x 2.91 (10'5" x 9'6")

Double glazed window. Radiator.

### Bedroom Four

2.96 max x 2.76 (9'8" max x 9'0")

Double glazed window. Radiator.

### Bath/ Shower Room/Wc

3.28 max x 1.84 (10'9" max x 6'0")

Step in shower cubicle with chrome fittings and sliding glass door, low level flush Wc and pedestal wash hand basin. Wall mounted vanity mirror. Shaver point. Double glazed frosted glass window. Tiled walls. Towel radiator.

### Rear Garden

Boasting one of the larger garden plots on the development. Landscaped with pebbles and paved entertaining areas. SUMMER HOUSE with double glazed sliding doors, power and three external double electric points. Modern painted fencing with personal gate to driveway. Various planted shrubs and palms. Personal door to garage/home office. Paved area continues to the side of the property.

### Private Driveway

Providing off road parking and leading to the garage.

### Garage / Home Office / Bar

The garage has been arranged as two rooms.

Garage Area: 2.89m x 2.34m.

Up and over door, power and light. Personal door to the garden. Loft part boarded for storage

Home Office/Bar Area: 3.30m x 2.56m

By day a home office space with power, light, internet cabling, LVT flooring and by night the area is transformed into a bar (not included in the sale) and space for table and chairs. Access hatch to eaves space.

### Required Information

Estate Management Charge: £369.41 PA

Council tax band: E

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







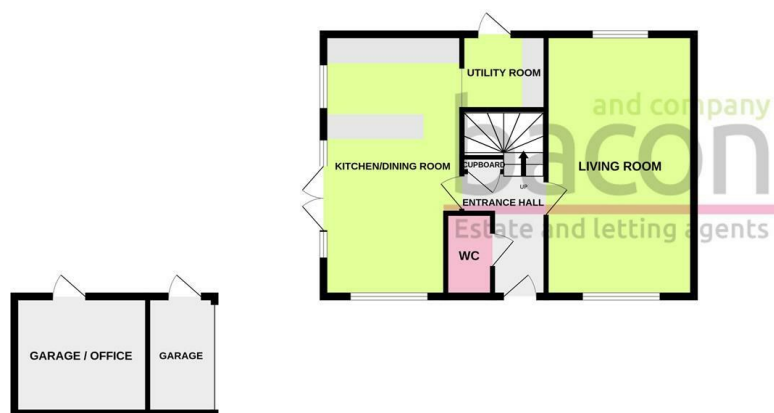




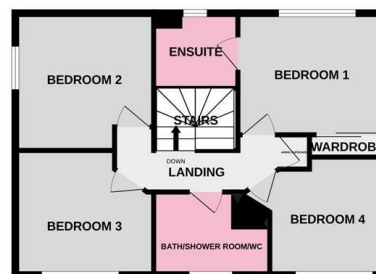




GROUND FLOOR



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>		<b>92</b>
(81-91) <b>B</b>	<b>83</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		
<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.

