

8 Marine Crescent

Goring-by-Sea, BN12 4JF

Asking Price
£495,000

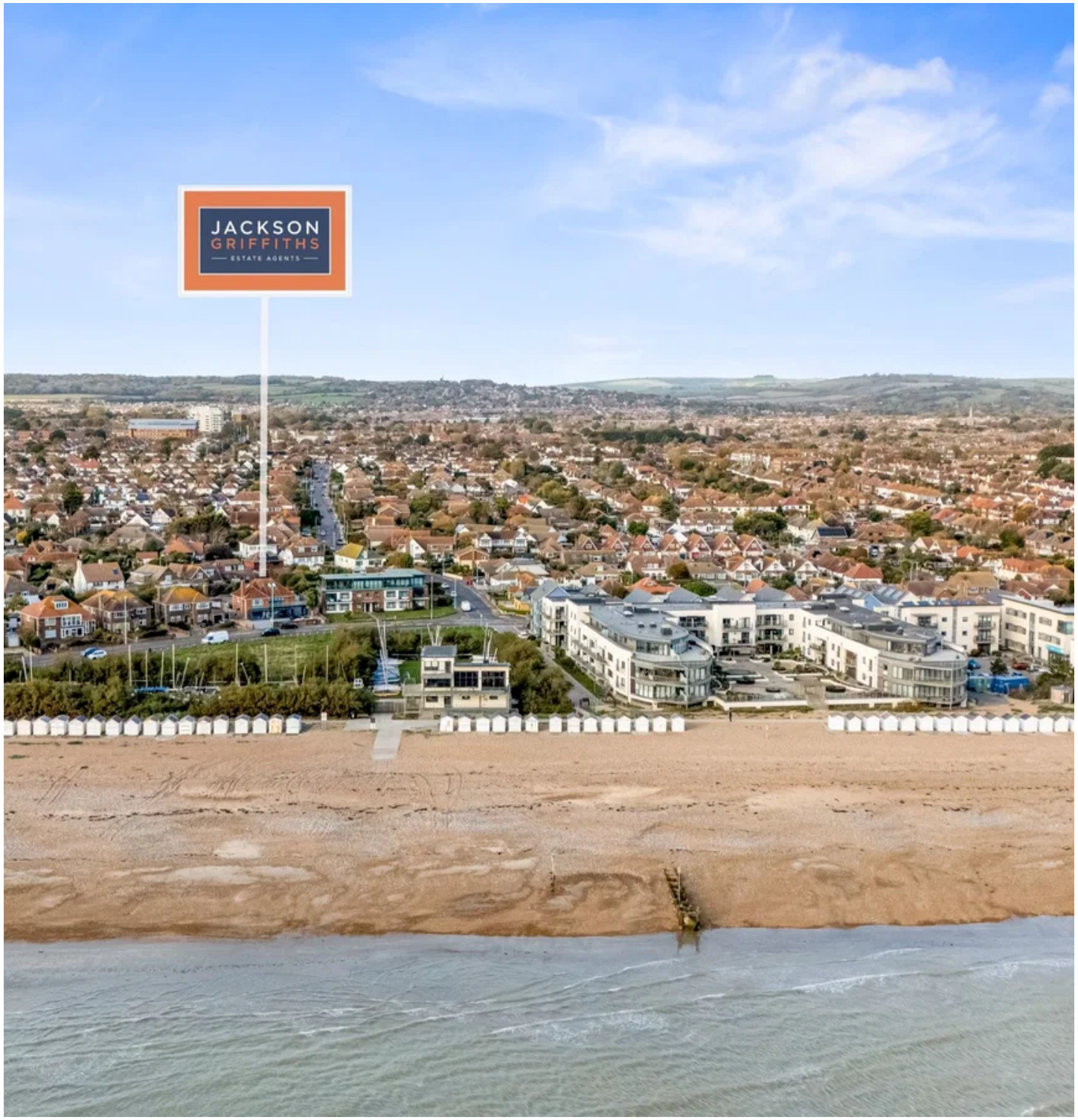
Location:

Ideally positioned directly opposite the Greensward and just yards from the Goring seafront promenade, 8 Marine Crescent enjoys a highly desirable coastal setting. The promenade provides the perfect opportunity for leisurely seaside walks, with the popular Sea Lane Café and Bluebird Café both accessible heading westwards along the coast. Heading east, the promenade offers a pleasant route towards Worthing town centre, where a wider selection of shops, restaurants and leisure facilities can be found.

Goring Parade is conveniently located nearby, offering a variety of local shops, cafés, bars, restaurants and everyday amenities, making it easy to enjoy the benefits of the local community without travelling far. The surrounding area also offers opportunities to enjoy the outdoors, whether taking a morning stroll along the seafront, enjoying a coffee by the sea or making the most of the nearby open green spaces.

Worthing town centre is approximately 1.5 miles away, providing an extensive range of shopping, dining and leisure facilities. Nearby bus stops offer convenient connections into Worthing and along the coast, including the 700 Coastliner service to Brighton. Durrington-on-Sea railway station is approximately 0.8 miles away, providing convenient rail connections for commuters travelling to Brighton and London, as well as those wishing to explore the wider area. A selection of well-regarded local schools are also within easy reach, making the location appealing to a variety of buyers.

Combining a sought-after seaside setting with a welcoming local community, convenient amenities and excellent transport links, Marine Crescent offers an appealing balance of coastal lifestyle and everyday practicality.



The Property:

Approached via a pristine, newly laid resin driveway offering designated allocated and visitor parking, the residence benefits from a fully private entrance. The front door opens directly into a spacious, newly constructed Sunroom. Positioned to enjoy pleasant views towards the nearby greenward, it is designed as a versatile second reception space - the ideal spot to sit back, relax, and watch the world go by. It comes fully equipped for year-round comfort with laminate wood-effect flooring, a central heating radiator, multiple floor and wall power sockets, and double-glazed tilt & turn windows fitted with tailored blinds. From the sunroom, a characterful stable door leads into the welcoming Entrance Hallway, which includes fitted storage cupboards, a hall bench, and an extra built-in storage closet. Positioned off the main hallway is the bright, dual-aspect kitchen/dining room, benefiting from sunny southerly and westerly light. The kitchen is beautifully appointed with quartz worktops, a central island with a 1&1/2 bowl sink, a generous selection of cupboards and drawers, and space for a table and chairs, all finished with laminate wood-effect flooring. Well equipped for daily life and entertaining, it includes a gas range cooker, Neff extractor fan, an integrated Bosch dishwasher, and space for a double-height fridge/freezer and a drinks fridge. French doors off of the kitchen open straight into the sunroom, while a secondary external door to the westerly side offers direct access to the driveway and the private rear garden. Across the hallway from the kitchen is the elegant living room which provides a cosy yet sophisticated sanctuary, fully carpeted and anchored by a stylish feature electric fireplace flanked by fitted storage units and a built in cupboard. Southerly-aspect French doors open directly into the sunroom; when opened in tandem with the kitchen's French doors, the entire front wing transforms into a magnificent, interconnected social hub. The contemporary family bathroom offers a complete four-piece suite, comprising a deep freestanding bathtub, a walk-in shower enclosure with a rainfall head, a wash hand basin set into a vanity unit, a heated towel rail, and a WC. Natural light and ventilation are provided by a frosted window alongside an extractor fan. There is also a built-in storage cupboard with plumbing and space for a washing machine. The accommodation continues with two impressive, well-proportioned double bedrooms situated off the main hall. Both bedrooms benefit from high-quality tilt & turn windows with fitted blinds, fitted wardrobes and feature French doors that open directly onto the private rear garden. The private rear garden has been thoughtfully landscaped for effortless, low-maintenance living. It features planters, high-quality Cladco composite decking leading to an artificial lawn, flanked by a wooden pergola designed for outdoor furniture and alfresco dining. Outfitted with external power sockets, ambient lighting, and a handy storage shed, the garden is fully enclosed with gated side access returning to the front. To the rear of the property, a private garage with an up and over door provides further storage or secure vehicle parking.





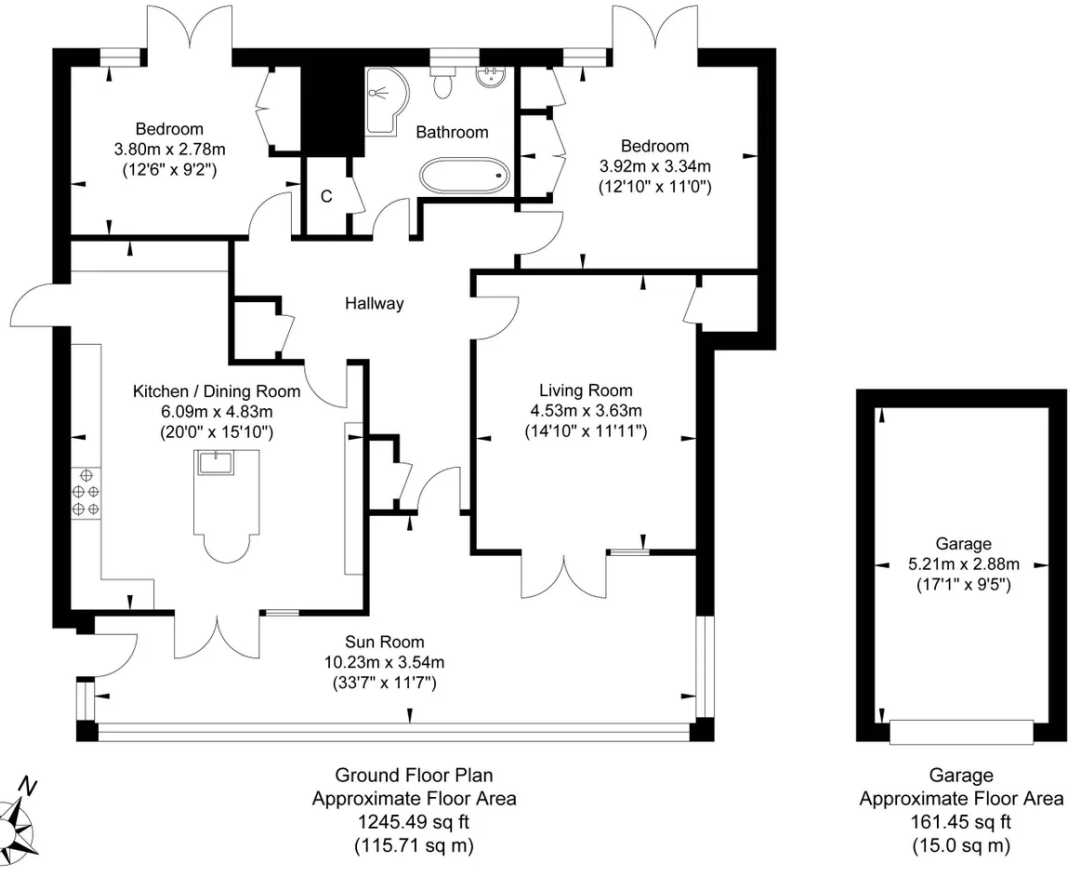








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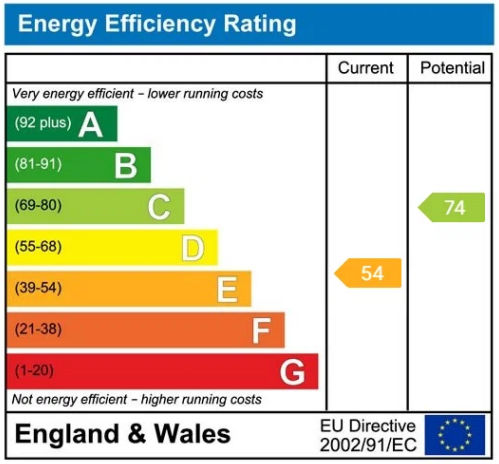
Ground Floor Plan
Approximate Floor Area
1245.49 sq ft
(115.71 sq m)

Garage
Approximate Floor Area
161.45 sq ft
(15.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 115.71 sq m / 1245.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.







Additional information:
Should a purchaser have an offer accepted on a property marketed by us, they will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement and is carried out via a specialist third-party provider. The cost is £45 + VAT per purchaser, payable in advance once an offer is agreed and prior to the sales memorandum being issued. This fee is non-refundable.



Viewing
Strictly by appointment through Jackson Griffiths

01903 802772 | info@jacksongriffiths.co.uk

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

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