



78 Arlington Avenue, Goring By Sea BN12 4SR

Offers in the Region of £725,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- Popular Goring Hall Area
- Detached 1950's House
- Separate Lounge & Dining Room
- Ground Floor Cloakroom
- Gas Central Heating
- Scope to Extend
- 90' x 45' Approx Rear Garden
- Private Drive & Garage
- EPC Rating: - 'E'

An older style detached house built in the mid 1950's, pleasantly situated in the ever popular Goring Hall Area.

In brief the accommodation comprises: - front porch, entrance hall, ground floor cloakroom, triple aspect lounge with patio doors to the rear garden; separate dining room, kitchen, three bedrooms, bathroom and separate WC.

Outside there is a large feature 95' x 40' rear garden which is well established with patio and enclosed by fencing. The front garden is laid to lawn with a private drive that can provide off road parking for several vehicles and accesses the attached garage which has power, light and side door.

The property offers a great deal of scope for a new owner to extend and modernise within such a good size plot and desirable location.

Arlington Avenue is one of Goring Hall's most sought after locations and runs from Ashurst Drive directly down to the seafront, greensward and Marine Drive.

We would strongly recommend early viewing to fully appreciate the potential this lovely property has.

Council Tax - Band F





Total area: approx. 125.8 sq. metres (1354.3 sq. feet)

FRONT PORCH

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

19' x 12' 5" (5.79m x 3.78m)

DINING ROOM

12' 9" x 12' 2 min" (3.89m x 3.71m)

KITCHEN

13' 3" x 8' (4.04m x 2.44m)

BEDROOM 1

12' 4" x 12' (3.76m x 3.66m)

BEDROOM 2

12' 5" x 10' 10" (3.78m x 3.3m)

BEDROOM 3

9' 5" x 7' 8" (2.87m x 2.34m)

BATHROOM

SEPARATE WC

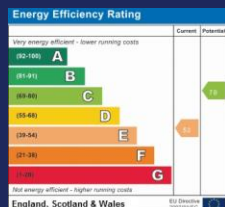
LARGE PRIVATE DRIVE

GARAGE

16' 3" x 7' 11" (4.95m x 2.41m)

REAR GARDEN

90' x 45' (27.43m x 13.72m)
approximate.



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