



Castle Goring Way, Worthing, BN13 3UN

Freehold

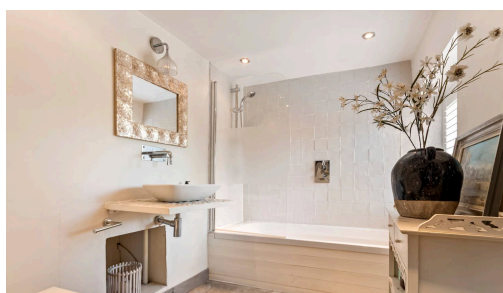
A Grade 1 listed four bedroom cottage built around 1750 • Large kitchen/breakfast room with bifold doors the garden • Located in the South Downs National Park • Completely renovated with original features • South facing garden with beautiful views • Double garage with plenty of parking • For more information visit the Cooper Adams website

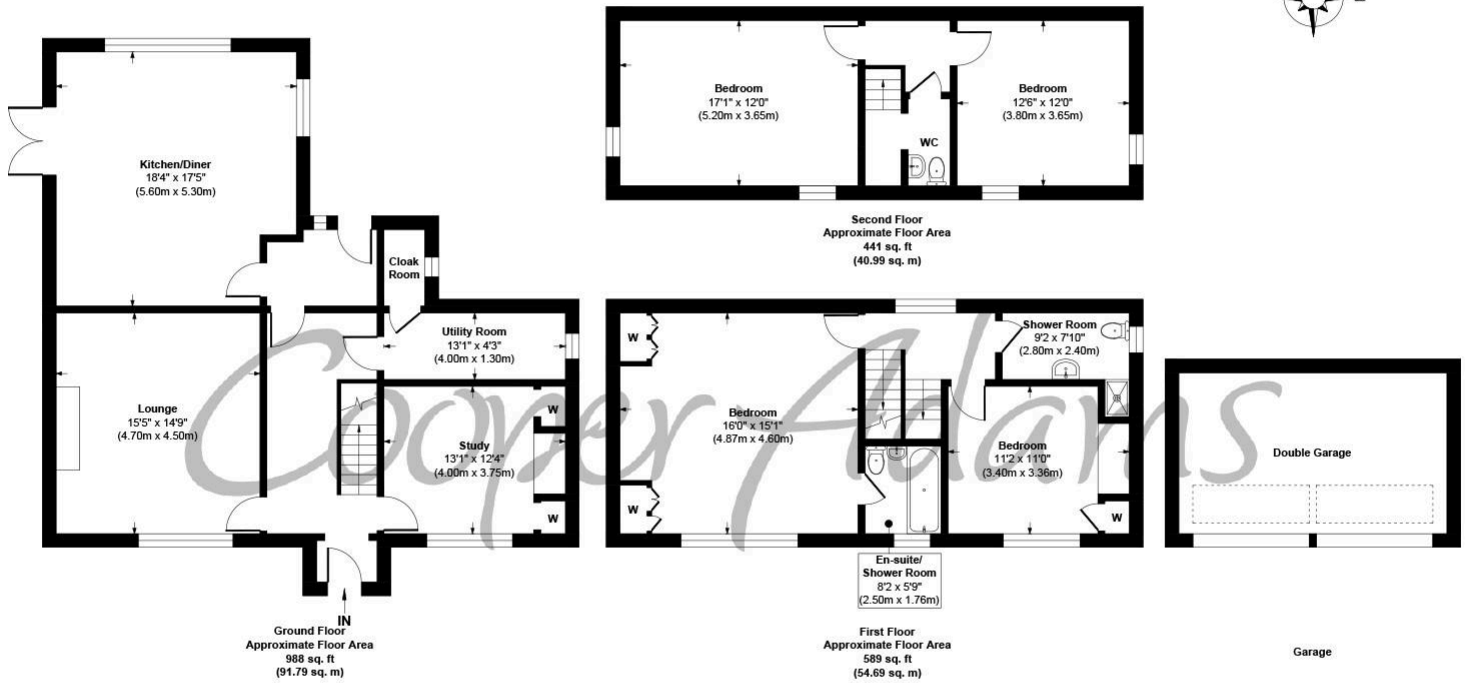
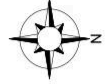
Cooper Adams

Believed to date from around 1750, this detached cottage sits beside Castle Goring and may even predate it, possibly built while architect John Rebecca was overseeing work on the castle. The current owners have extensively renovated the property since 2011, taking care to retain as many original features as possible. The ground floor opens into an entrance hall leading to a front-facing study, a welcoming sitting room with an open fire, and a spacious kitchen/breakfast room large enough for a 10-seater table with bifold doors opening onto the garden. A utility room and cloakroom complete this level. Upstairs, the first floor includes a main bedroom with fitted wardrobes, space for a dressing area, and an ensuite bathroom, along with a second double bedroom served by a separate shower room. The second floor offers two further double bedrooms with a WC between them. Outside, the south-facing garden is enclosed by a mix of walling and ranch-style fencing, with panoramic views over adjacent fields in the South Downs National Park. It features a patio, lawn, and a wooded area. Mature planting enhances the garden, which also includes a greenhouse and shed. A double garage, parking, EV charging point, and LPG gas supply complete the property.



Worthing, a seaside town on England's south coast, lies between Brighton and Chichester. Known for its high quality of life, Worthing offers sailing, golf, and a vibrant town centre with shops, restaurants, and bars. Its long seafront promenade attracts walkers and runners, offering stunning sea views and an idyllic seaside lifestyle. This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





Castle Goring Way, Castle Goring, BN13 3UN
Approx. Gross Internal Floor Area 2018 sq. ft / 187.47 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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