



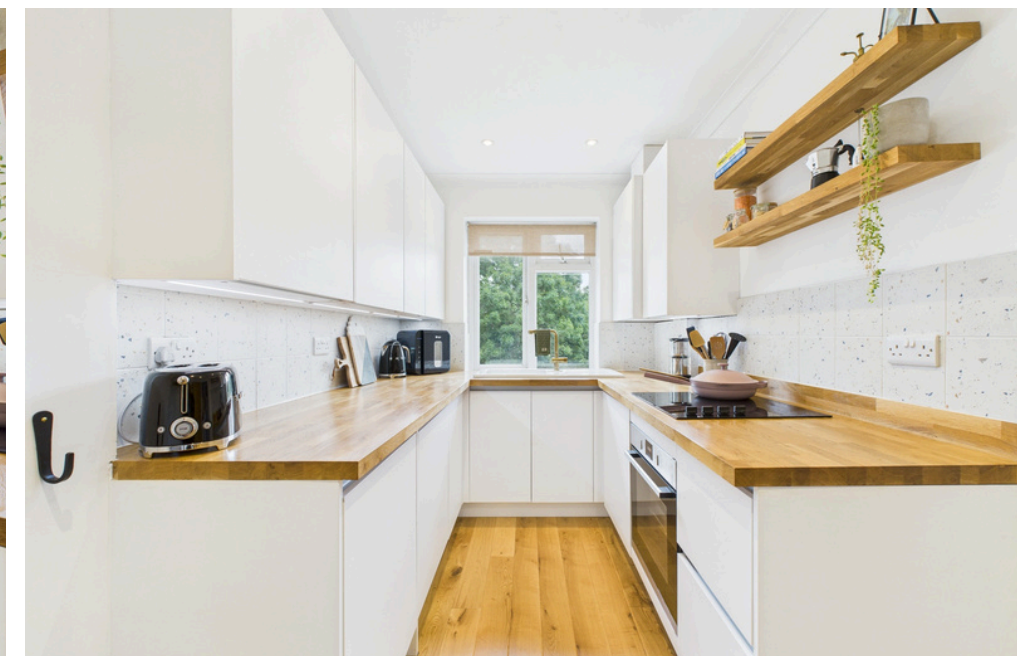
Ardingly Drive, Goring-by-Sea, Worthing, BN12 4TW

£290,000





We are delighted to offer to the market a first floor, purpose built flat. The property offers a very good size south facing, private rear garden, two bedrooms, dual aspect lounge/ dining room, re-fitted modern kitchen and modern bathroom. The property is very well presented and benefits from a private front door and off road parking for several cars to the front. Situated just a short walk away from local shopping facilities and Goring-By-Sea railway station.





## Key Features

- First Floor Flat
- South Facing Private Rear Garden
- Two Bedrooms
- Dual Aspect Lounge/ Dining Room
- Modern Re-Fitted Kitchen
- Modern Bathroom
- Private Entrance
- Off Road Parking
- Share of Freehold & Long Lease
- Close To Goring-By-Sea Railway Station



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Rooms**

### INTERNAL

A private front door opens into a welcoming entrance hall with stairs leading up to the first floor hallway, providing access to all rooms. The property has been tastefully redecorated and fully renovated throughout, creating a fresh and modern feel. The spacious lounge/dining room enjoys a bright dual aspect with south and west facing windows, allowing plenty of natural light to flood the room. There is ample space for both a dining table with chairs and comfortable living furniture, as well as access to a convenient storage cupboard. The newly fitted kitchen offers a stylish range of modern wall and base units with integrated appliances, including a built in oven, electric hob, washing machine, under counter fridge and freezer. A ceramic sink with drainer and room for a small breakfast table complete this beautifully presented space. There are two bedrooms, with the main bedroom benefitting from an attractive bay fronted window and additional storage. The contemporary bathroom is finished to a high standard, featuring a bath, seperate shower cubicle, wash hand basin and WC.

The property is ideally situated in the sought-after area of Goring-by-Sea, just a short distance from the popular Aldsworth shopping facilities. Goring Seafront is approximately three-quarters of a mile away, perfect for enjoying coastal walks and seaside leisure. Worthing Town Centre, with its wide range of shops, restaurants, pubs, cinemas, theatres, and leisure facilities, is just over two and a half miles away. For commuters, Goring-by-Sea railway station is conveniently located approximately three quarters of a mile from the property, while frequent bus services run nearby along Goring Way. **TENURE**

Lease: Remainder of a 999 year lease.

Share of Freehold

Service Charge: As & When

### EXTERNAL

The property benefits from owning half of the frontage, providing valuable off road parking on both the shingle and hardstanding areas. A pathway leads to the private front door, with a gated side path giving access to the south facing rear garden. The garden is a good size and offers a wonderful blend of spaces to enjoy. There is a well maintained lawn bordered by established shrubs, patio area ideal for outdoor dining and a useful timber shed. Further along, a second patio provides additional space for seating, while to the rear, raised decked area with raised flowerbeds and a mature tree creates a charming and private retreat.



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





## Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Leasehold

Council tax band: B



Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.