



4 Aldsworth Avenue, Worthing, BN12 4XQ  
Price Guide £425,000

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A superb opportunity to purchase this spacious GROUND FLOOR two bedroom apartment. This property is favourably situated within 200 yards of GORING SEAFRONT, proving easy access to the promenade and beach. The accommodation includes as follows: entrance/dining hall, lounge/diner, fitted kitchen/breakfast room with integrated appliances, bathroom/WC and two double bedrooms. Externally there are PRIVATE GARDENS to the front and rear and a shared driveway to garage. The property has gas central heating and is offered with VACANT POSSESSION.

- Goring Seafront Location
- Ground Floor Spacious Apartment
- Two Double Bedrooms
- Lounge/diner
- Fitted Kitchen/Breakfast room
- Bathroom/WC
- Dining Hall / Chain Free
- Private Gardens and Garage





### Entrance

Front door to entrance/dining hall

### Dining Hall

13'10 x 8'1

Coved ceiling, radiator, three recessed cupboards with cupboards above one housing meters.

### Lounge/Diner

6.48m max x 4.90m (21'3 max x 16'1)

Triangular shaped south side with windows and additional double glazed patio doors to and overlooking the garden, radiator, feature remote controlled log effect fire ,coved ceiling.

### Kitchen/ Breakfast room

3.66m x 3.48m (12'0 x 11'5)

Excellent range of worktop surfaces with cupboards and drawers under incorporating a double bowl sink unit and four ring hob with extractor over, integrated dishwasher and larger fridge and freezer, split level double oven and excellent rage of matching cupboards and larder. part tiled walls, double glazed window. Double doors to:

### Bedroom 2 / Dining Room

This room has been adapted to be used as a dining room but could easily be converted back to a double bedroom,.

Coved ceiling, double glazed French doors to the rear garden, tall standing wall radiator.

### Bedroom 1

4.04m x 3.86m (13'3 x 12'8)

Radiator, double glazed window, range of fitted wardrobes.

### Bathroom/WC

Stand alone roll top bath, step in fully tiled shower cubicle, pedestal wash hand basin, low level flush WC, nest of cupboards and drawers, heated towel rail.

### Front and Rear Gardens

The private gardens at the front extend to the side with patio area and pathway. Mature flower and shrub borders and of popular WESTERLY aspect. With paved area to the rear garden . Access to driveway and garage.

### Garage

Shared driveway to garage with remote controlled door.

### Outgoings

We understand the property is shared freehold with the first floor, has a 997 remaining lease of 999 years, maintenance shared with first floor.

### Required Information

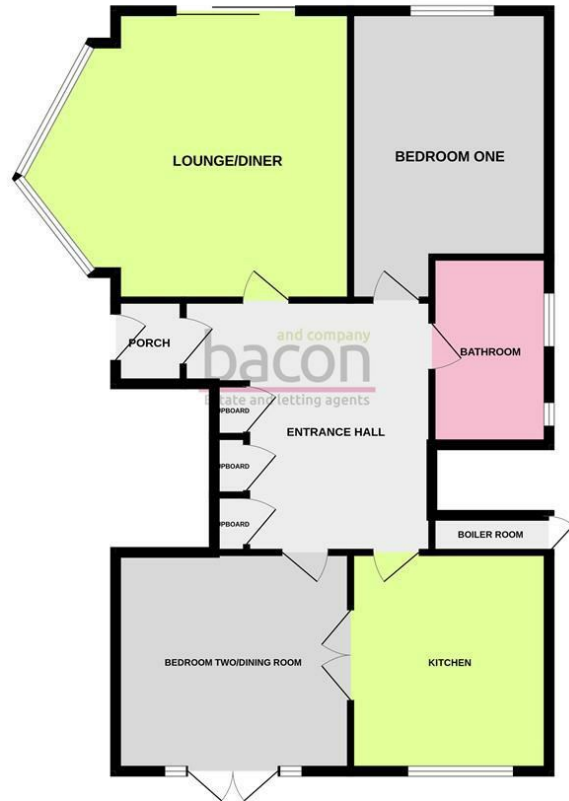
Council tax band: D

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



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) A			
(81-91) B			
(69-80) C			74
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk