



43 Aldsworth Avenue | Goring-By-Sea | West Sussex | BN12 4XG

Asking Price Of **£675,000**





Jacobs Steel are delighted to offer this detached house in the sought after Goring Hall, offered with no ongoing chain and in need of modernisation. Boasting two reception rooms, a kitchen, garden room, downstairs WC and three bedrooms with a shower room, internal viewing is recommended.



Key features:

- A Detached House
- Three Bedrooms
- Shower Room & Downstairs WC
- 17ft Dual Aspect Lounge
- Dual Aspect Dining Room
- Fitted Kitchen & Garden Room
- Substantial West Facing Rear Garden
- Garage & Driveway
- Sought After Goring Hall Location
- No Ongoing Chain

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The front door leads to an entrance hall with a door leading to the dual aspect dining room which has sliding doors to the dual aspect 17ft lounge/diner with patio doors leading to the rear garden; additionally there is a door leading back to the hall where there is a ground floor WC. The fitted kitchen has a range of wall mounted cupboard units and space for appliances and door to a lean to with access to a garden room extension; there is a door to the rear garden, side access and integral garage which has light and power. Upstairs there are three generously proportioned bedrooms, all benefitting from built in storage and the master being dual aspect overlooking the rear garden. There is a fitted shower room and airing cupboard housing a modern boiler.

EXTERNAL Set on a generous plot, the property's treelined rear garden backs on to The Ilex; popular with local dog walkers leading to Goring seafront. The substantial rear garden is laid to lawn with shrub, tree and fenced boundaries and there is a brick built potting shed. Access is via secure side gate and the front garden is laid to lawn with shrub borders and a driveway offering parking for at least two vehicles leads to the garage.

SITAUATED Falling within the desirable Goring Hall location, the property is positioned approximately 500 yards from Goring seafront & greensward. The closest train station is Goring-By-Sea, 0.9 miles away and local shops can be found on the Mulberry shopping parade. Bus routes run along adjoining Ashurst Drive and Goring Way. The A27 is within a few minutes drive and Worthing town centre with its comprehensive shops, restaurants and theatres is 2.5 miles away.

HALL

LOUNGE 17' 1" x 12' (5.21m x 3.66m)

DINING ROOM 12' x 10' (3.66m x 3.05m)

KITCHEN 14' 2" x 9' 6" (4.32m x 2.9m)

WC

GARDEN ROOM 13' x 11' 6" (3.96m x 3.51m)

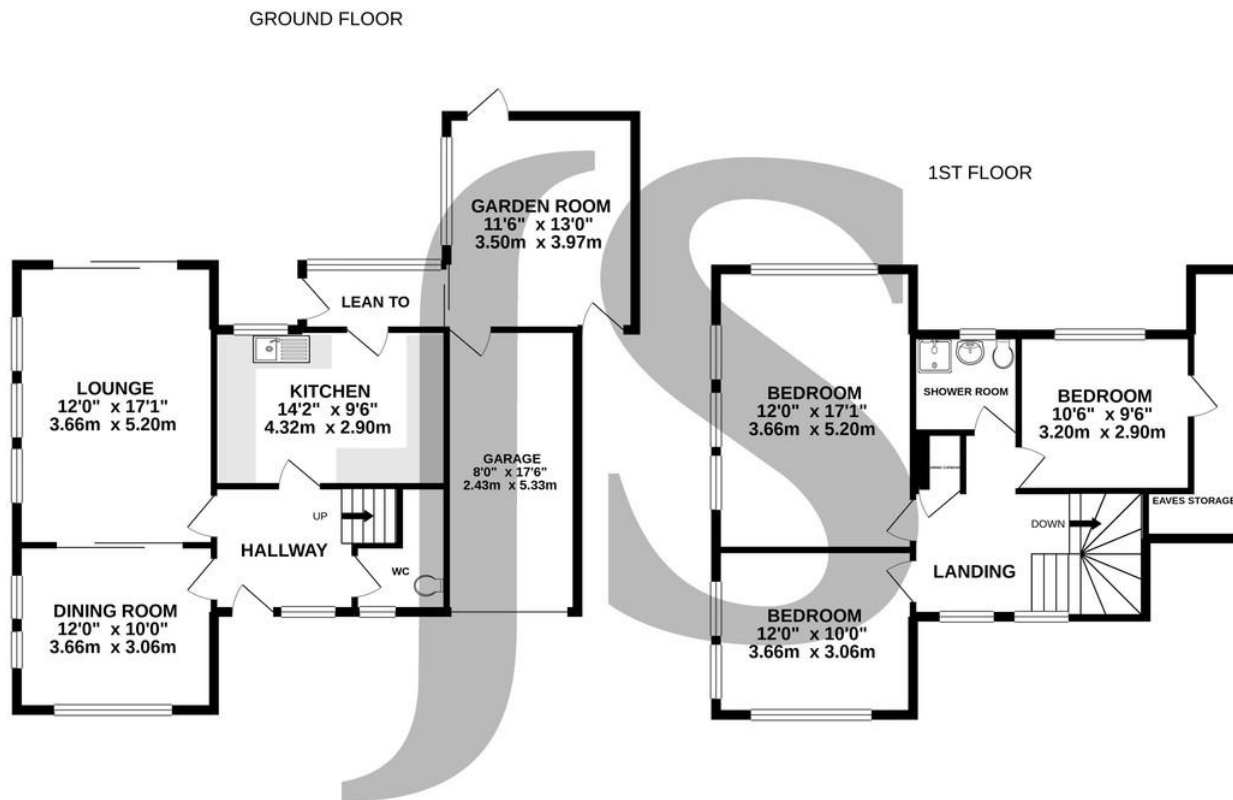
BEDROOM 17' 1" x 12' (5.21m x 3.66m)

BEDROOM 12' x 10' (3.66m x 3.05m)

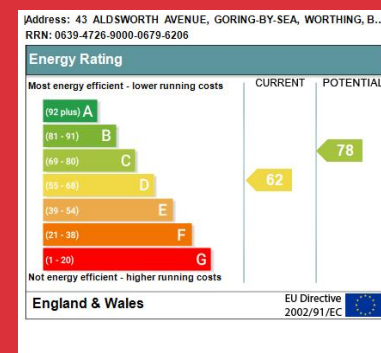
BEDROOM 10' 6" x 9' 6" (3.2m x 2.9m)

SHOWER ROOM





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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Property Details:

Floor Area: (TBC) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band

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.