



**Ardingly Drive, Goring-by-Sea, Worthing, BN12**

Guide Price **£240,000**





**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Share of Freehold

**Council Tax Band:** B

- First Floor Flat
- Two Bedrooms
- South Facing Lounge/ Dining Room
- Fitted Kitchen
- Bathroom
- Private South Facing Rear Garden
- Off Road Parking
- Close To Local Shopping Facilities
- Close To Local Transport Links
- Chain Free

We are delighted to bring to the market this beautifully presented first-floor apartment. The property features two well-proportioned bedrooms, a south-facing lounge/dining room, a fitted kitchen, and off-road parking to the front. It also boasts a private rear garden, a long lease, and the advantage of being offered chain free. Ideally located, the home is within easy reach of local shops and excellent transport links.





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### **INTERNAL**

A private front door opens into the entrance hall, with stairs rising to the first floor. From the landing, there is access to all rooms. The property offers two bedrooms, with the primary bedroom benefiting from dual-aspect windows that provide excellent natural light. The lounge/dining room is situated to the rear of the property and also features dual-aspect windows, offering pleasant views over the south-facing garden. The fitted kitchen includes a range of wall and base units, a built-in oven with electric hob, an integrated fridge/freezer, a washing machine, and a sink with drainer. A door leads from the kitchen to an external staircase, providing convenient access to the garden.

### **EXTERNAL**

To the front of the property, there is a shingled area providing off-road parking for two vehicles, with a pathway leading down the side to the private front door. An external staircase offers convenient access to the rear. The property enjoys a gated, private south-facing rear garden, beautifully landscaped and arranged into defined sections. It features a central pathway, established planting, a pergola, and a lawned area to the rear, creating an ideal space for outdoor dining and relaxation.

### **SITUATED**

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.