

132 Ardingly Drive

Goring-By-Sea, Worthing, BN12 4TP

Guide price £425,000

Freehold Council Tax Band



James & James Estate Agents are delighted to bring to the market this well presented three bedroom family home situated in Goring By Sea.

In brief, the accommodation comprises entrance hall, ground floor cloakroom, spacious South facing lounge with doors opening onto dining area. The dining area moves nicely into both the recently refitted kitchen along with the double glazed conservatory, both providing access to the rear garden.

To the first floor there are three bedrooms and a family bathroom/WC.

Externally there is ample off road parking with a private driveway to the front aswell as additional parking down the side of the property leading to a detached garage.

The rear garden is predominantly laid to lawn with a spacious patio area for seating, a detached garage and a summer house.

Situated in Ardingly Drive, the property is conveniently positioned near to the Aldsworth shopping Parade, close proximatey to a host of highly sought after schools along with being a short distance to Goring mainline rail station.

In our opinion, viewing is essential to fully appreciate both the size and excellent presentation of this sought after family home.

Entrance Hall





Lounge
13'3 x 10'10 (4.04m x 3.30m)

Dining Area
15'9 x 10'7 (4.80m x 3.23m)

Kitchen
9'8 x 6'8 (2.95m x 2.03m)

Cloakroom

Conservatory
8'9 x 7'7 (2.67m x 2.31m)

First Floor Landing

Bedroom
13'5 x 10'2 (4.09m x 3.10m)

Bedroom
10'2 x 9'5 (3.10m x 2.87m)

Bedroom
7'7 x 6'7 (2.31m x 2.01m)

Bathroom

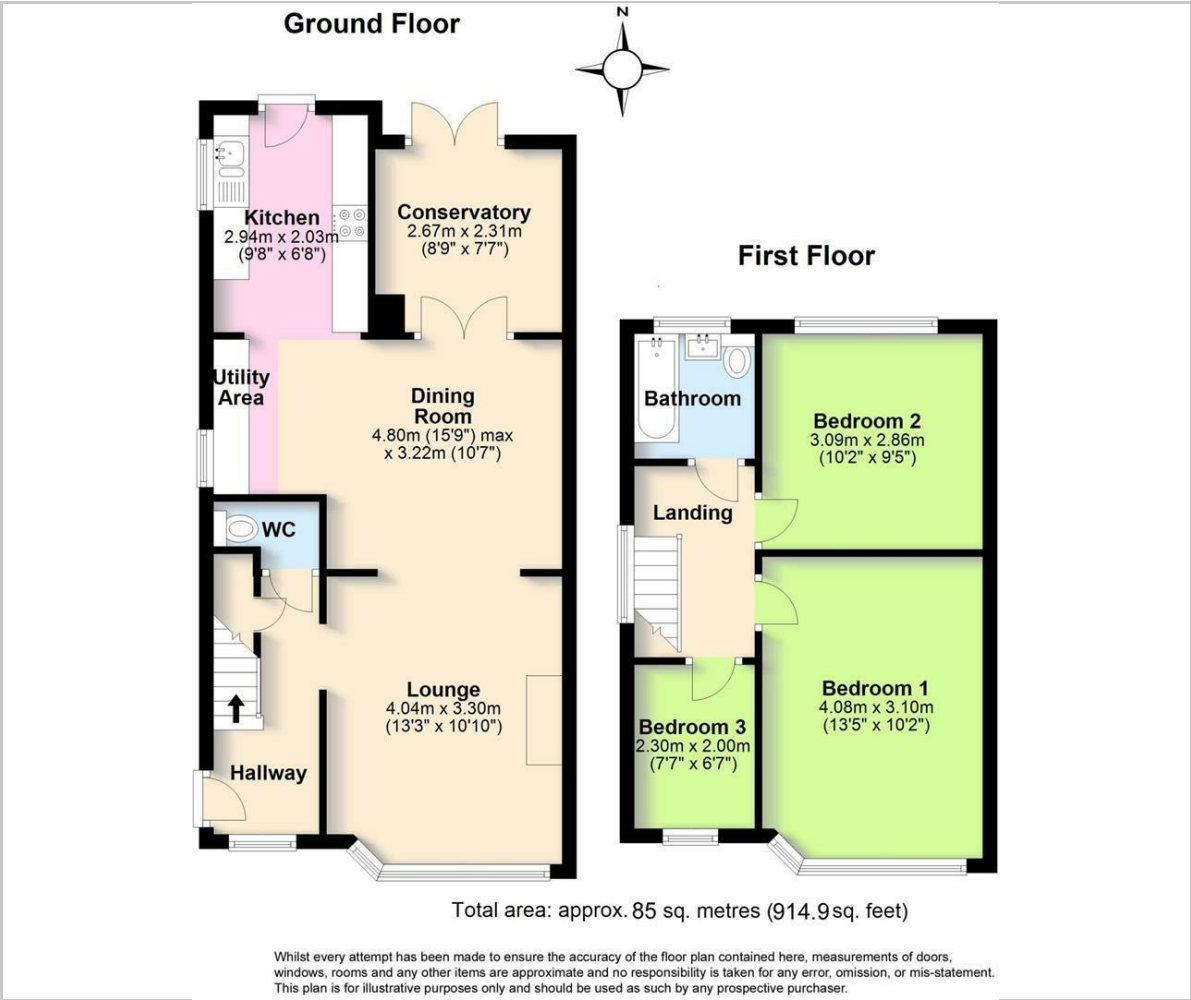
Rear Garden

Private Driveway - Front & Side

Detached Garage



Floor Plan



Viewing

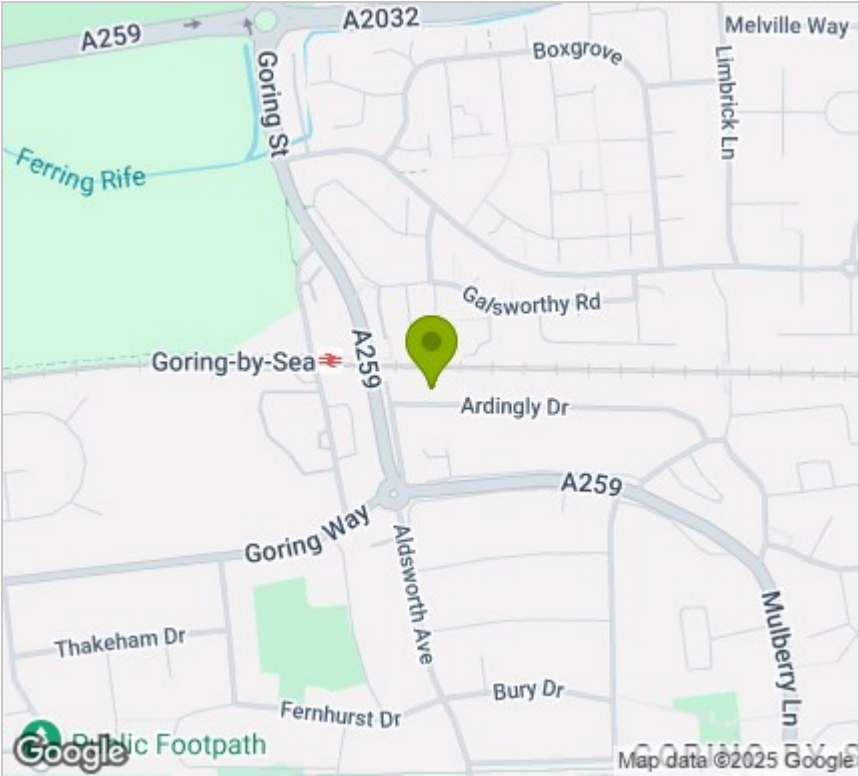
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

