



40 Ardingly Drive

Goring-By-Sea, Worthing, BN12 4TR

Guide price £375,000

Freehold Council Tax Band C

We are delighted to offer for sale this well-presented three-bedroom family home, located in a quiet and sought-after area of Goring.

This property is perfectly situated for both convenience and lifestyle, with Goring train station and Aldsworth Parade just a short walk away. The popular Goring Seafront is also within easy reach, only a mile from the property, offering picturesque views and coastal walks.

Internally, the accommodation comprises a spacious open-plan lounge/diner, offering a bright and welcoming space ideal for both family living and entertaining.

The 'Wren' kitchen is well-equipped with modern fittings and provides a functional space for cooking and family meals. The property further benefits from three generously sized bedrooms, perfect for a growing family, and a family bathroom with contemporary fixtures.

Externally, the property boasts a rear garden that is predominantly laid to lawn, providing a safe and private space for outdoor activities and relaxation. The garden also offers potential for further enhancement if desired. To the front, a private driveway provides off-road parking for up to two vehicles, a valuable feature in this desirable location.

This home is ideal for those looking for a property with spacious living areas, a well-maintained interior, and a fantastic location close to local amenities, transport links, and the beach.

We highly recommend an internal viewing to truly appreciate the size, layout, and prime location of this fantastic family home.





Lounge/Diner
24'4" x 10'9" (7.42m x 3.28m)

Kitchen
17'5" x 7'2" (5.31m x 2.18m)

Bedroom One
13'3" x 10'1" (4.04m x 3.07m)

Bedroom Two
10'8" x 10'1" (3.25m x 3.07m)

Bedroom Three
7'10" x 5'9" (2.39m x 1.75m)

Rear Garden

Private Drive



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

