



97 Aldsworth Avenue, Goring-By-Sea, Worthing, BN12 4XE

Guide price £800,000





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Goring-By-Sea, Worthing, BN12 4XE

- Luxury detached house
- Focal log burning stove
- En suite bath & shower room
- Garage
- Call now to view
- Superbly presented throughout
- Luxury kitchen/diner
- Feature West facing rear garden
- Close to beach and station

A most impressive and greatly improved four bedroom, two bathroom, detached chalet style home situated in the favoured Goring Hall location.

In brief, the accommodation comprises covered entrance with composite front door and casement wall window into entrance hall, glazed door opening into the remainder of the entrance hall with LVT herringbone flooring, and large under stairs storage cupboard. There is a double aspect lounge with focal log burning stove, two ground floor bedrooms, a luxury fitted ground floor shower room with wash hand basin inset to vanity unit. The kitchen/diner is a particular feature of the property being triple aspect with French doors onto the West facing rear garden. In the kitchen are stone worktops with undermount sink and a range of integrated appliances. There is also a ground floor utility room.

To the first floor is the landing, master bedroom with being double aspect with fitted wardrobes, and enjoying an en-suite bath & shower room. Bedroom two is also located on the first floor and has two eaves storage spaces.

Externally, the front garden is laid to lawn with ample off road parking that leads to a garage and a landscaped West facing rear garden with two covered areas and outside power points. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful home.

Situated in Aldsworth Avenue, the property is ideally located just a short walk to Goring mainline railway station, the beach and the shops at Aldsworth Parade. Worthing town centre, with it's more comprehensive range of pedestrianised shopping facilities, bars, and cafes is approximately three miles distance.

Please contact the vendor's sole agents to arrange your private viewing tour.



Composite front door into entrance porch
5'0 x 4'8 (1.52m x 1.42m)

Entrance hall
17'4 x 6'1 (5.28m x 1.85m)

Double aspect lounge with focal fireplace
16'11 x 11'11 (5.16m x 3.63m)

Luxury ground floor shower room with w/c

Ground floor bedroom three
12'5 x 11'0 (3.78m x 3.35m)

Ground floor bedroom four/study
8'7 x 9'3 (2.62m x 2.82m)

Luxury refitted kitchen/diner
26'6 x 15'2 (8.08m x 4.62m)

Utility room
9'3 x 5'11 narrowing to 2'11 (2.82m x 1.80m narrowing to 0.89m)

Stairs to first floor landing

Master bedroom with fitted wardrobes
19'5 x 12'6 opening to 21'1 (5.92m x 3.81m opening to 6.43m)

Luxury en-suite bath & shower room
9'4 x 7'9 (2.84m x 2.36m)

Bedroom two with eaves storage
12'6 x 9'2 (3.81m x 2.79m)

Front garden

Off road parking

Garage
17'11 x 8'3 (5.46m x 2.51m)

Landscaped rear garden

Two covered areas





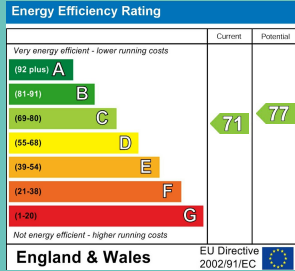
Floor Plans



Location Map



Energy Performance Graph



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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