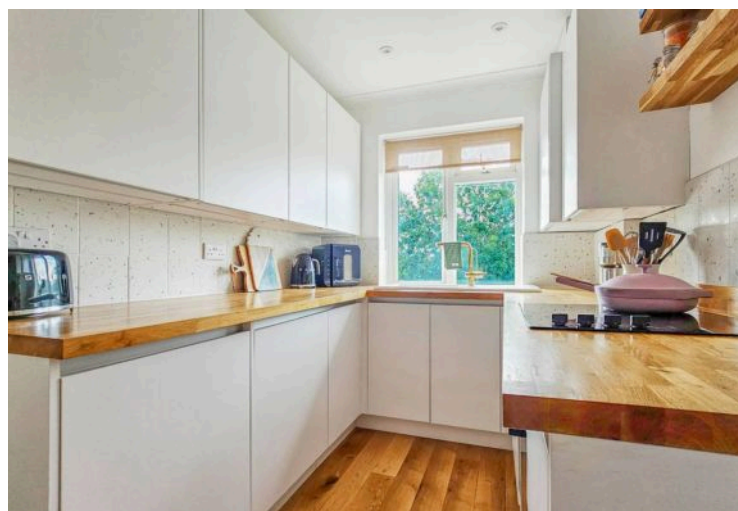




115 Ardingly Drive, Goring-by-Sea - BN12 4TW

£282,500 Share of Freehold

Share of Freehold • 929 Years Remaining on Lease • Service Charges "As and When" • Off Road parking for two cars • Large Private Garden • Top Floor Flat • 2 Bedrooms • Modern Kitchen and Bathroom



This **beautifully presented top-floor apartment** perfectly combines **character, charm, and modern comfort**, offering **two double bedrooms**, a **private entrance**, **off-road parking**, and a **stunning south-facing garden**. Ideally situated within easy walking distance of **Goring-by-Sea station** and local shops, it's the perfect choice for those seeking convenience, style, and a sense of home.

Inside, the property has been **tastefully modernised throughout**, creating a bright and welcoming interior that feels both spacious and thoughtfully designed. The **dual-aspect lounge diner** enjoys wonderful natural light and **views over the private rear garden**, with a cosy seating area centred around a decorative mantel and a well-planned dining zone complete with built-in storage.

The **kitchen** has been beautifully refitted with **contemporary handleless units**, **wooden worktops**, and **brushed brass fittings**, complemented by **integrated appliances** including an oven, hob, washing machine, and under-counter fridge and freezer. A **ceramic sink with drainer** and space for a **breakfast table** complete this stylish yet practical space.

Both bedrooms are generous doubles, each with its own charm. The **principal bedroom** features a **bay window** typical of the period, while the **second bedroom** offers versatility as a guest room or home office. The **bathroom** is finished to a **high standard**, providing both a **bath and separate shower**, along with a **vanity unit** and **WC**.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D



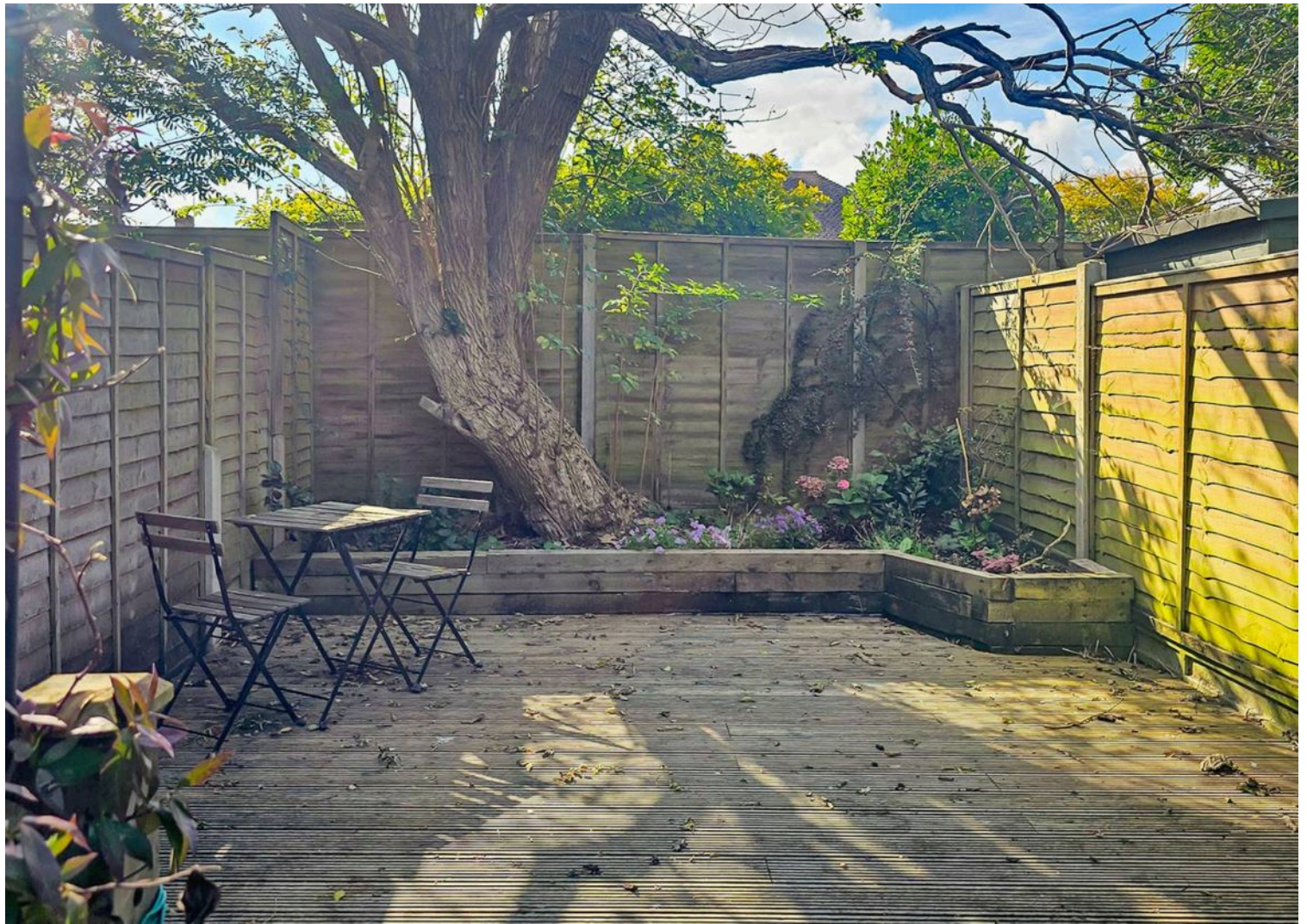


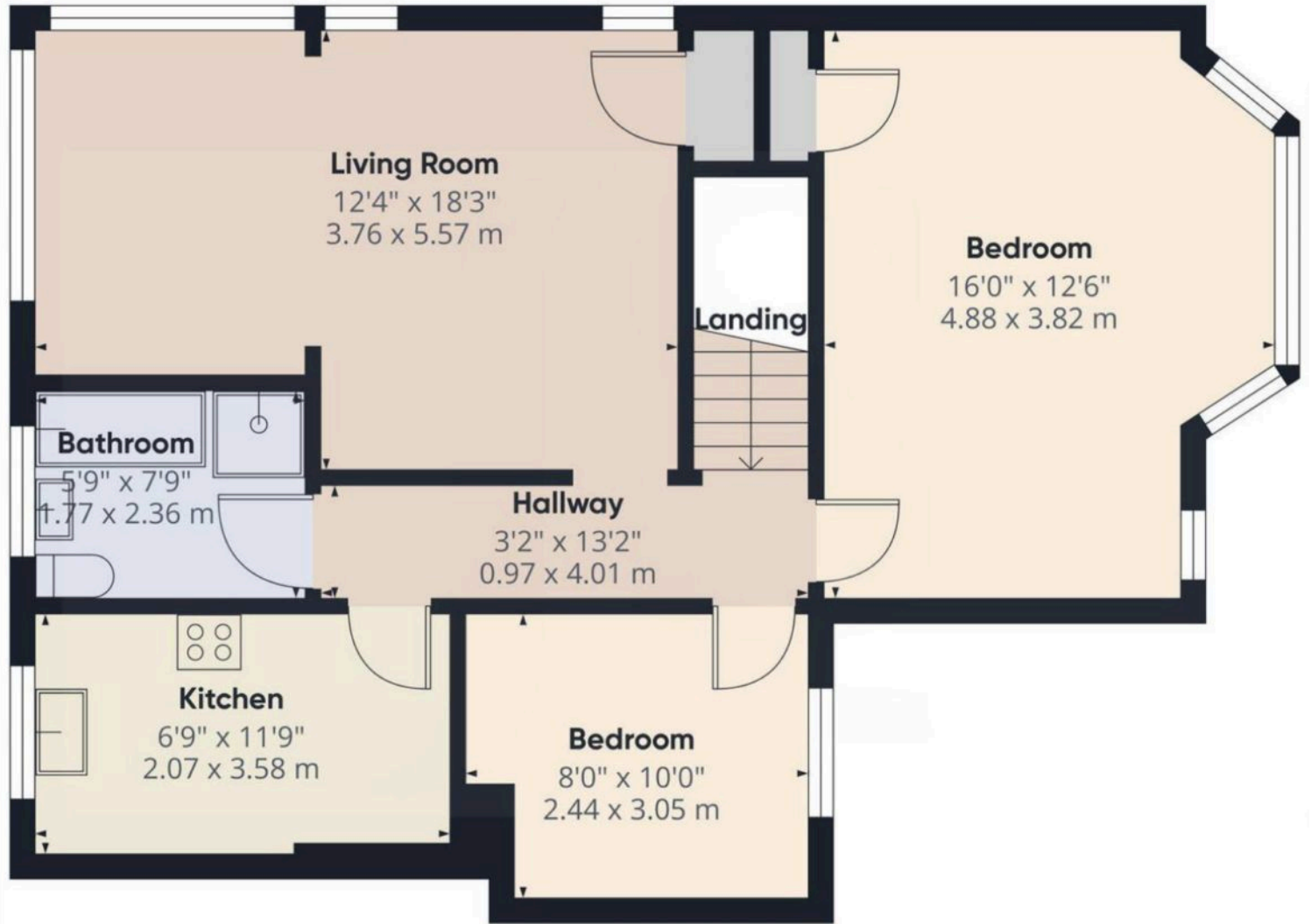
Outside, the **private south-facing garden** is a real highlight. Thoughtfully landscaped to offer a mix of **lawn, patio, and decked areas**, it's perfect for relaxing, entertaining, or enjoying the sunshine. Mature planting provides privacy and a tranquil backdrop, while to the front there is **off-road parking for two to three vehicles**, plus **side access** and a **private entrance**.

Set within the ever-popular **Goring-by-Sea**, this home offers the perfect blend of coastal living and everyday convenience, with the seafront just moments away, excellent transport links, and a welcoming community atmosphere that makes this area so highly regarded.

- Lease Length - 929 Remaining
- Service Charge "As and When"
- Gas Central Heating
- Driveway for two cars
- Private south facing garden
- Private entrance







In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding