



Ardingly Drive, Goring-By-Sea

Asking Price
£275,000
Leasehold

- First Floor Flat
- Two Bedrooms
- Long Lease
- Leasehold
- Private Entrance
- South Facing Garden
- No Chain
- EPC Rating - C
- Council Tax Band - B
- Viewing Advised

This spacious First Floor Flat is situated in the sought after location of Goring-By-Sea with its good access to amenities and the sea being about half a mile away. It has its own private entrance, spacious double aspect living/dining room, kitchen, two bedrooms and wet room/w.c. The property has the benefit of a private south facing rear garden, long lease and being sold with no forward chain. Viewing is recommended

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Accommodation

Double glazed front door to entrance and stairs to first floor and landing.

Landing

Wall mounted central heating controls

Living / Dining Room 18'3" x 12'5" > 9'8" (5.58 x 3.79 > 2.96)

Range of double glazed windows giving double aspect, fireplace, radiator, cupboard with wall mounted gas fired central heating boiler, gas, electric meters and circuit breaker fuse box.

Kitchen 11'10" x 6'10" (3.61 x 2.10)

Measurements to include the fitted units which comprise of matching range of wall and base units inset to worktop with one and half bowl stainless steel sink unit, built in oven, hob and extractor fan, part tiled walls, plumbing and space for washing machine, double glazed window, double glazed door to provide access to rear.

Bedroom One 16'3" x 12'4" > 10'0" (4.97 x 3.77 > 3.05)

Measurements are to include the matching range of built in wardrobes with hanging space and shelving, radiator, double glazed window.

Bedroom Two 10'0" x 8'0" (3.05 x 2.44)

Radiator, double glazed window.

Wet Room / W/C

Low level flush w/c, wash hand basin, shower unit, radiator, obscured double glazed window, tiled walls, access to loft space.

Front Garden

Laid to lawn & hedges.

South Rear Garden

Laid to lawn, storage sheds.

Agents Notes

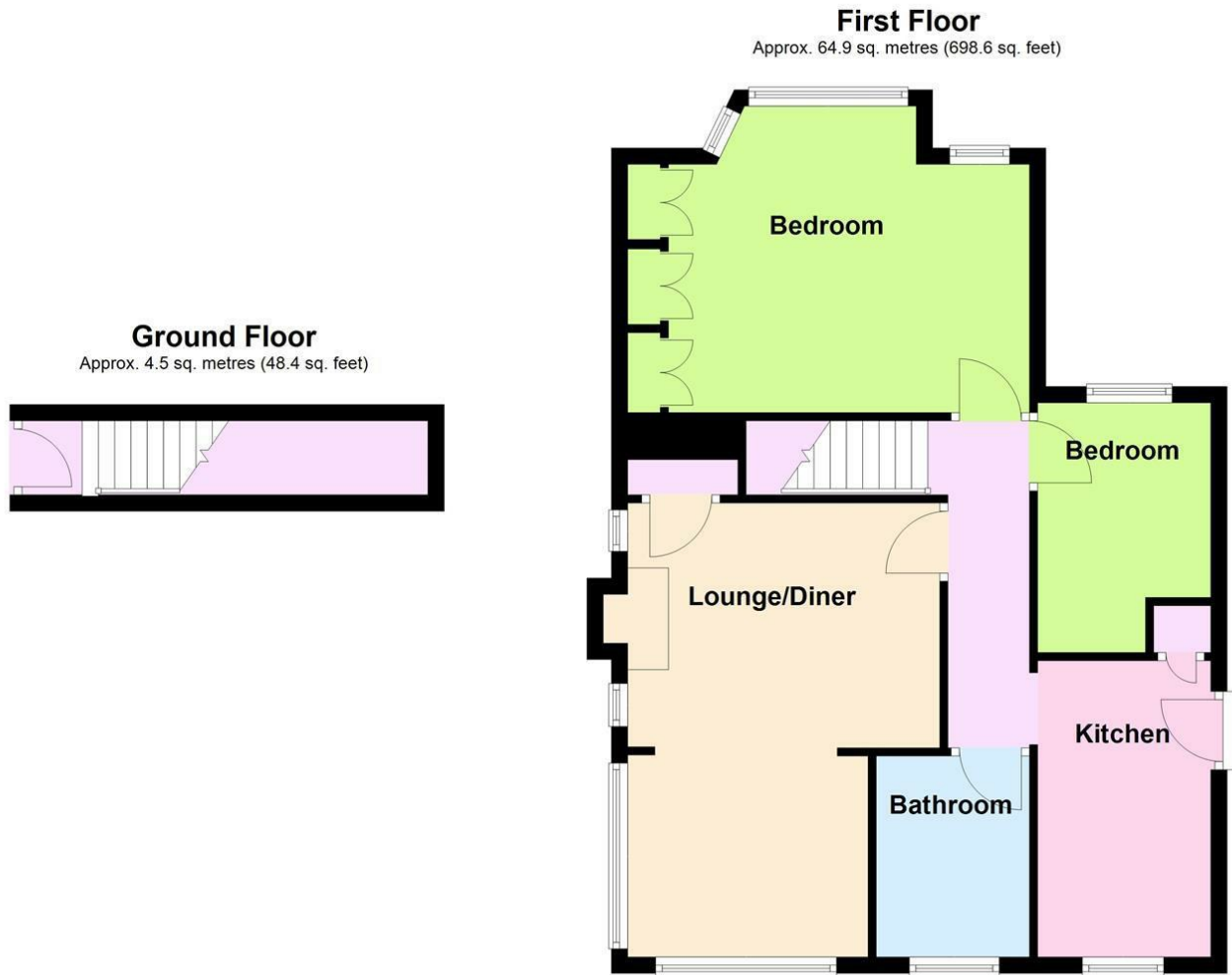
Lease - 926 years remaining
Ground Rent - £6.30 per annum
Service Charge - As & When



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Total area: approx. 69.4 sq. metres (747.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	71
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.