



Offers In Excess Of
£475,000
 Freehold

Ardingly Drive, Goring-By-Sea

- Extended Family Home
- Four Bedrooms
- Two Bathrooms
- Garden Studio
- Beautifully Finished
- Freehold
- EPC - C
- Council Tax Band - C

We are pleased to present this beautifully finished four bedroom extended family home located in popular South Goring. The property offers a bright open family living space with large kitchen island and full width doors to the garden. On the ground floor there is also the benefit of a utility room, W.C and four bedroom with en-suite shower room. Upstairs offers three further bedrooms with a family bathroom. In the garden stands a fully insulated cabin perfect for a home office or extra entertaining area and to the front of the property is a large drive for multiple cars. It is located close to local schools, shops and transport links with Goring train station a short walk away. Internal viewing advised.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Entrance Hall

Composite front door with obscured double glazed windows to both sides, opening to kitchen/diner, stairs to first floor.

Lounge Area 10'5" x 14'8" (3.19 x 4.48)

Feature fireplace with inset wood burner and granite hearth, wood effect flooring, underfloor heating, double glazed bay window to front.

Kitchen / Diner 19'0" x 16'4" (5.81 x 4.98)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, integrated fridge/freezer, dishwasher and AEG double combi oven with microwave and warming drawer below, full height patio doors to garden, double glazed skylight above kitchen island, wood effect flooring, underfloor heating.

Utility Area

Range of matching floor and wall units with inset stainless steel sink with mixer tap over, wall mounted combi boiler, space and plumbing for washing machine and tumble drier, wood effect flooring, obscured double glazed window to side, storage cupboard under stairs housing gas and electric meters as well as the underfloor heating manifold.

W.C

Low level W.C, wall mounted wash hand basin with mixer tap over, part tiled walls, obscured double glazed window to rear, wood effect flooring.

Bedroom Four 14'10" x 6'7" (4.53 x 2.01)

Measurements to include built in wardrobes. Built in wardrobes offering hanging and shelving, double glazed window to front, access to shower room, wood effect flooring with underfloor heating.

Shower Room

Double shower cubical with thermostatic shower, low level W.C, wall mounted wash hand basin and mixer tap over, vertical radiator, tiled walls and floor, obscured double glazed window to side.

First Floor Landing

Loft access with pull down ladder, double glazed window to side.

Bedroom One 13'7" x 9'8" (into bay) (4.16 x 2.96 (into bay))

Double glazed bay window to front, radiator.

Bedroom Two 9'11" x 10'5" (3.04 x 3.19)

Double glazed window to rear, radiator.

Bedroom Three 6'6" x 7'11" (1.99 x 2.42)

Double glazed window to front, radiator.

Bathroom

White bathroom suite, PVC panelled bath with thermostatic shower and glass screen over, low level W.C, wall mounted wash hand basin with mixer tap over, tiled walls and floor, obscured double glazed window to rear, heated towel rail.

Rear Garden

Mainly laid to lawn with patio area, garden shed to rear of cabin, flower and shrub borders with fenced surround, rear and side access gate to front of property.

Garden Cabin 12'5" x 22'4" (3.79 x 6.83)

Timber construction with tiled felt roof, fully insulated to all sides, power and lighting, full height double french doors to garden with two further double glazed windows to both sides.

Front Garden

Mainly laid to block paving with parking for multiple cars, low level retaining front wall, various flowers and shrubs bordering with feature tree.



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

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