



Offers In Excess Of
£900,000
Freehold

Aldsworth Avenue, Goring-By-Sea,

- Stunning Remodelled Detached Chalet
- Bay-Fronted Living Room
- Beautifully Refitted Bathroom
- Ample Off-Road Parking
- Freehold
- Spacious and Modern Kitchen/Dining/Living Space
- Four Double Bedrooms
- Westerly Aspect Rear garden
- Council Tax Band - D
- EPC Rating - D

We are delighted to offer to the market this stunning remodeled detached chalet family home extended and fully refurbished to the highest standard. This home is ideally situated in this sought-after Goring Hall location set on the Ilx with local shops, schools, parks, bus routes, the mainline station and of course the beach front all nearby. Versatile accommodation offers a spacious grand entrance hall leading and opening through into a modern open-plan kitchen/living/dining space, a bay-fronted living room, four double bedrooms over two floors, with two having en-suites, a stunning refitted family bathroom and a glass enclosed balcony area overlooking the Ilx. Other benefits include ample off-road parking for multiple vehicles, a well-maintained feature enclosed westerly aspect rear garden, and being sold with no forward chain.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Composite front door with frosted side panels leading into:

Entrance Hallway

Grand entrance with a beautiful bordered Karndean flooring flowing through into:

Open-Plan Kitchen/Dining Space 32'10" x 29'4" (10.02 x 8.95)

'Franke' style unit with black mixer tap and drainer inset to a stone marble effect work surface. Matching range of wall and base units. Built in eye level double 'Kenwood' ovens. Built in full-length double fridge/freezer. Integrated dishwasher. Large variety of pull out larder style cupboards. Central island with pull out pot and pan drawers. Extended breakfast bar, with space for stalls and further storage below. Opening up and flowing into:

Living/Dining Space

Feature double glazed sliding doors onto the patio. A continued flow of Karndean flooring. Separate living and dining areas. Stairs leading up. Wall mounted TV station with feature wood panel walls. Vaulted ceiling with spotlights and a feature double glazed shaped high level window.

Inner Hallway

Built-in utility cupboard with space and plumbing for washing machine and tumble dryer. Radiator. Karndean flooring. Double cupboard with shelving. Door leading into:

Living Room 18'9" x 12'10" (5.73 x 3.93)

Double glazed leaded light bay window to front. Two double glazed leaded light windows to side aspect. Feature TV station with paneled recesses. Skimmed ceiling with spotlights.

Bedroom Three 12'11" x 10'11" (3.95 x 3.35)

Double glazed leaded light window to front. Feature wood paneling. Space for wardrobes. Radiator. Decorative wall lights. USB charging points. Skimmed ceiling with spotlights. Door into:

En-Suite Shower Room

Double glazed frosted window to side aspect. Tiled floor. Walk-in glass shower enclosure with floating head and central chrome attachment with mixer tap. Low level flush WC. Wash hand basin inset to vanity unit below with chrome mixer tap. Wall mounted chrome heated towel rail. Beautiful fully tiled marble effect walls. Skimmed ceiling with spotlight. Extractor fan.

Bedroom Four 16'4" x 9'4" (4.99 x 2.86)

Double glazed leaded light window to side aspect. Radiator. Karndean flooring throughout. Currently used as a walk-in wardrobe with a range of fitted furniture including shelving, hanging space, and pull out drawers. A separate area providing a dressing table area with skimmed ceiling and spotlights.

Family Bathroom

Beautifully refitted family bathroom. Double glazed frosted window to side aspect. Fully tiled black marble effect floor with walk-in glass shower enclosure and soak away with floating head above, central shower attachment, and mixer tap. Stand-alone black bath with centralised floating mixer tap and recess shelf. Low level flush WC. His and her wash hand basin inset into a vanity unit with a mirror above and shelving below. Wall-mounted heated towel rail. Extractor fan. Skimmed ceiling with spotlights.

First Floor Landing

Stairs leading up to a galleried landing with a glass and oak finished stairwell. Built in cupboard housing boiler. Double glazed skylight overlooking the garden. Skimmed ceiling with spotlights. Glazed paneled door leading out onto the internal balcony. Door into:

Bedroom One 17'1" x 16'5" (5.22 x 5.01)

Double glazed window to rear aspect overlooking the llex. Raised stand alone tiled bath area with designer floating over head taps. Built in eaves storage cupboards. Radiator. Door to:

Separate En-Suite WC

Tiled floor. Low level flush WC. Wash hand basin inset into a vanity unit with mirror above. Extractor fan.

Bedroom Two 13'10" x 12'8" (4.23 x 3.87)

Two velux windows to side aspect. Built-in eaves storage. Radiator. TV point. Space for wardrobes. Skimmed ceiling with spotlights.

Internal Balcony

Finished with glass enclosure. Rendered finish with space for table and chairs and enjoying westerly views over the llex.

Rear Garden

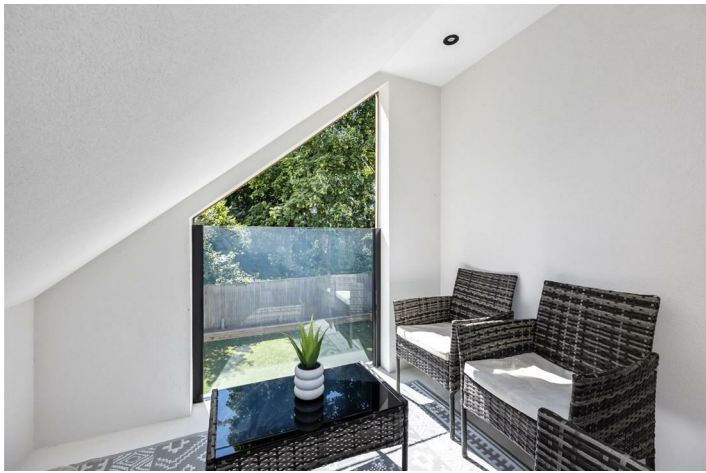
A beautiful landscaped west facing garden ideal for entertaining with a wrap-around patio area, mainly laid to artificial lawn with decorative raised borders, fully enclosed, and enjoying the sun throughout the evening. Side access via a gate.

Front Garden

Brick paved driveway with space for multiple vehicles. Attractive borders. Outside lights.

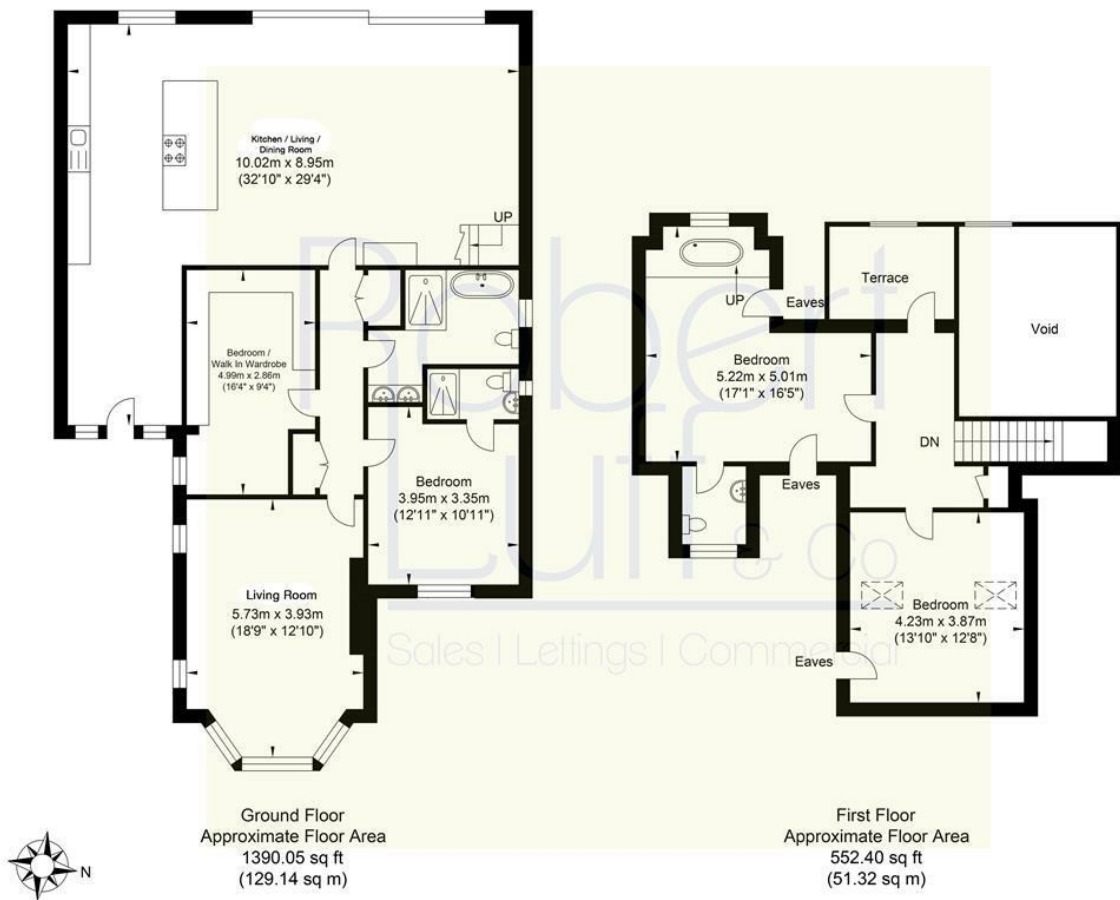


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

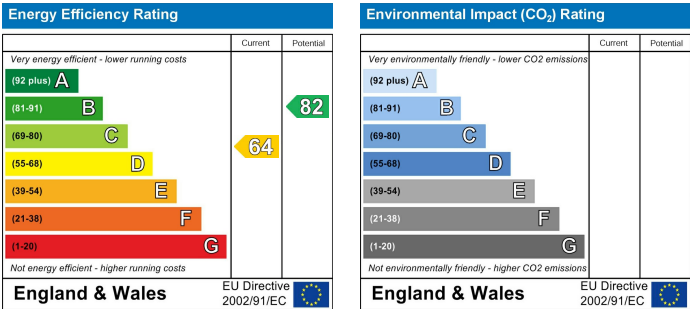


2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

Aldsworth Avenue



Approximate Gross Internal Area = 180.46 sq m / 1942.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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.