



47 Ardingly Drive, Goring-by-Sea, Worthing, BN12 4TN
£249,950



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: B

- Ground Floor Garden Flat
- Two Bedrooms
- Good Size Lounge & Dining Room
- Fitted Kitchen
- Bathroom
- Large South Facing Rear Garden
- Long Lease
- Share of Freehold
- Chain Free
- Close To Goring- By-Sea Railway Station & Bus Stops

We are delighted to offer to the market this well presented ground floor garden flat, featuring two bedrooms, a spacious dual aspect lounge/dining room, separate fitted kitchen and bathroom. A particular feature of the property is the generous private rear garden, which enjoys a desirable south facing aspect. Further benefits include a long lease, share of the freehold and no onward chain. Ideally positioned within easy reach of local shops and excellent transport links.





INTERNAL

A private front door opens into the entrance hall, providing access to all rooms. The property offers two bedrooms, with the main bedroom positioned to the front and featuring an attractive bay window and useful built-in storage. To the rear is a spacious lounge/dining room, benefiting from dual-aspect windows, additional storage and ample space for both living and dining furniture. The separate fitted kitchen features a range of wall and base units, space for appliances, a sink and drainer, and a door providing direct access to the rear. Completing the accommodation is the bathroom, fitted with a bath with shower over, wash hand basin and WC.

EXTERNAL

The property benefits from a good-sized, south-facing rear garden, featuring a patio area ideal for outdoor seating, a generous section laid to lawn and a timber shed to the rear. A gated entrance provides convenient access to the garden. There is also a section to the front which is owned by the ground floor flat. This has been laid to lawn with brick wall to the front.

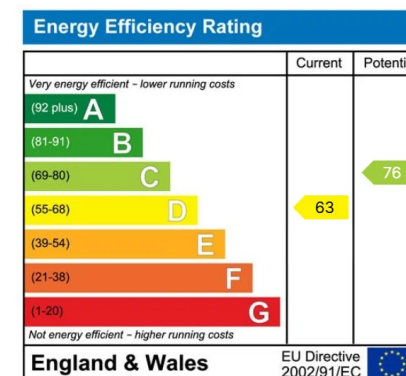
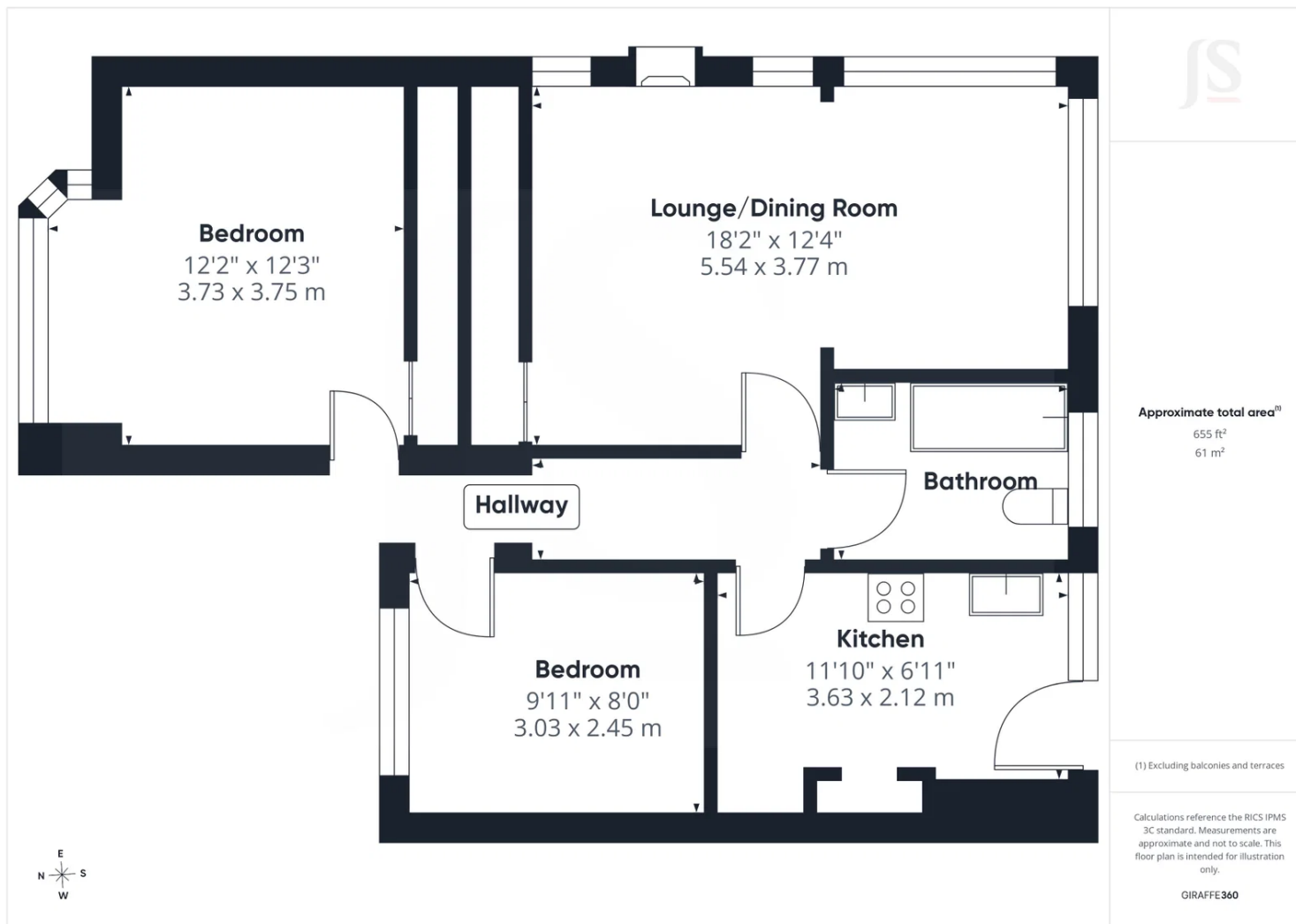
SITUATED

The property is ideally situated in the sought-after area of Goring-by-Sea, just a short distance from the popular Aldsworth shopping facilities. Goring Seafront is approximately three-quarters of a mile away, perfect for enjoying coastal walks and seaside leisure. Worthing Town Centre, with its wide range of shops, restaurants, pubs, cinemas, theatres, and leisure facilities, is just over two and a half miles away. For commuters, Goring-by-Sea railway station is conveniently located approximately three quarters of a mile from the property, while frequent bus services run nearby along Goring Way.

TENURE

Lease: Remainder of a 999 year lease.
Share of Freehold
Service Charge: As & When





Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.