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Description

We are delighted to offer this well presented Ground Floor Garden Flat situated in sought after Goring-by-Sea with its good access to shops, schools, bus and train routes and the sea being just over a mile away. The property has a private front door, spacious double aspect living/dining room, modern Kitchen and Shower room/w.c, two bedrooms. Outside is a private driveway for two cars and a nice south South Facing rear garden. It also has the remainder of a 999 year lease. Internal viewing is essential to be fully appreciated

Key Features

- Ground Floor Apartment
- Private South facing Garden
- Private Driveway
- Leasehold
- South Goring location
- Two Bedrooms
- Modern Kitchen & Shower Room
- EPC rating - D
- Council Tax Band - B
- Viewing Essential





Entrance Porch

with front door and obscured double glazed side window to

Entrance Hall

electric radiator, smooth ceiling

Living/Dining Room

5.56 x 3.83 > 2.96 (18'2" x 12'6" > 9'8")

range of double glazed windows giving a double aspect, two electric radiators, fireplace with electric fire, smooth ceiling, storage cupboard housing electric circuit breaker fuse box and meter and GAS meter

Modern Kitchen

3.64 x 2.07 (11'11" x 6'9")

measurement include fitted units with single bowl, single drainer sink unit with mixer taps, range of unit under and over the work top surfaces, plumbing and space for automatic washing machine, space for slimline dishwasher and built in over, hob and extractor fan, part tiled walls, smooth ceiling, double glazed window and door giving access to rear garden

Bedroom One

3.83 x 3.8 into bay (12'6" x 12'5" into bay)

measurements are not to include storage cupboard, double glazed bay window, electric radiator and smooth ceiling



Bedroom Two

3.02 x 2.41 (9'10" x 7'10")

electric radiator, double glazed window and smooth ceiling

Modern Shower Room/w.c

walk in shower with glass side screen, wash hand basin, low level w.c, obscured double glazed window, tiled walls, heated towel rail, smooth ceiling

Outside

Private Driveway

being laid to brick paving and has space for two cars

South Rear Garden

laid to lawn, patio and shingle borders, shed and being enclose by fencing

Lease Details

Lease - 999 years from 1951 - 924 remaining

Ground Rent - £6.30 per annum

Ground Rent Review - N/a

Service Charge - No fixed service charge but external repairs are split with the first floor flat, as and when work arises

Floor Plan Ardingly Drive



Total area: approx. 62.5 sq. metres (672.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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