

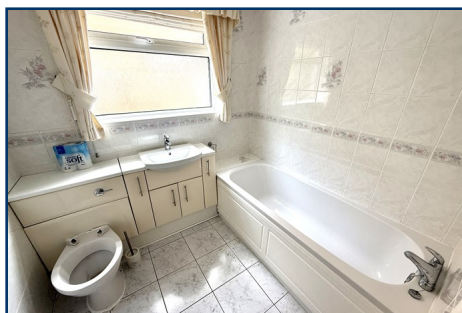


**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Aldsworth Avenue, Goring By Sea, Worthing, West Sussex, BN12 4XQ

**GROUND FLOOR APARTMENT WITH PRIVATE GARDENS - CLOSE TO GORING SEAFRONT**

- Goring Hall
- Conservatory
- Separate Shower Room
- Separate Bathroom
- Double Glazing & GFCH
- Private Front & Rear Garden
- Garage
- No Onward Chain

**OFFERS OVER £375,000 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are delighted to offer for sale this spacious one/two-bedroom ground-floor garden flat, located in the sought-after coastal area of Goring Hall, Goring-by-Sea. Ideally positioned within easy reach of the seafront and bordered by open fields and woodland, providing areas for enjoyable dog walks.

The accommodation features a 21'8 front conservatory, 16'10 lounge, rear conservatory, separate bathroom, and separate shower room. Outside there is a private rear garden, a front garden and a driveway leading to the garage. Other features include double glazing, gas central heating, and the advantage of no onward chain.

Viewing is highly recommended.

Accommodation in brief comprises:

### ENTRANCE

Double glazed front door to -

### FRONT CONSERVATORY - 6.6m x 1.98m (21' 8" x 6' 6")

Double glazed windows, power and light, double glazed door leading to spacious

### ENTRANCE HALL

Built in spacious walk-in cupboard, airing cupboard with hot water tank and slatted shelving, cupboard over, coved and textured ceiling, radiator.

### LOUNGE - 5.13m x 4.09m (16' 10" x 13' 5")

Double aspect with two double glazed windows, stone fire surround and hearth with coal effect electric fire, radiator, coved and textured ceiling, arch to -

### BEDROOM TWO/DINING ROOM - 3.96m x 3.61m (13' x 11' 10")

Double-glazed window, radiator, coved and textured ceiling, double-glazed patio doors leading to the

### CONSERVATORY - 3.3m x 2.24m (10' 10" x 7' 4")

Double-glazed windows, tiled floor, wall-mounted electric heater, double-glazed double doors providing access to the private rear garden.

### BEDROOM ONE - 3.96m x 3.96m (13' x 13')

Double-glazed window, radiator, full-length range of fitted wardrobes, coved and textured ceiling.

### KITCHEN - 3.73m x 2.51m (12' 3" x 8' 3")

Excellent range of units comprising of inset single drainer sink

unit with mixer tap with cupboard under, space for washing machine and dishwasher, roll top work surface with cupboards and drawers under and eye level cupboards over, fitted oven, integrated fridge/freezer, tall larder style unit, pantry with wall mounted gas fired boiler supplying domestic hot water and central heating with shelving and double glazed window, part tiled walls, tiled floor and double glazed window overlooking the rear garden and double glazed door providing access to the garden.

### BATHROOM

White suite with bath, W.C, vanity unit with inset wash hand basin with shelves and drawers, frosted double-glazed window, radiator, tiled floor, fully tiled walls, coved and flat ceiling.

### SEPARATE SHOWER ROOM

Shower cubicle, radiator, tiled walls.

### PRIVATE REAR GARDEN

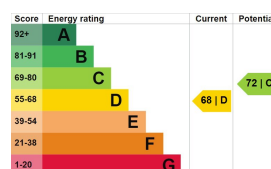
Lawned with flower, plant and shrub borders, paved area, greenhouse, gate providing access to the driveway leading to the -

### GARAGE

Up and over door.

### FRONT GARDEN

Lawned with plant, shrub and tree borders.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.