



Aldsworth Avenue, Goring-by-Sea, Worthing, BN12
£675,000



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Extended Detached House
- Two/ Three Bedrooms
- Kitchen/ Breakfast room
- Spacious Living Room
- Ground Floor Shower Room & WC & First Floor Bathroom
- In Need Of Modernisation
- Good Size Private West Facing Rear Garden
- Detached Garage & Ample Off Road Parking
- Close To Local Shopping Facilities & Goring-By-Sea Seafront
- Bus Routes & Railway Station Nearby

We are delighted to offer the opportunity to purchase this extended detached house, situated in a sought after location in Goring-by-Sea. The property offers spacious and versatile accommodation, including two/three bedrooms, a generous living room, kitchen/breakfast room, ground floor shower room with WC and a first floor bathroom. A particular feature of the property is the superb, private west facing rear garden, complemented by a detached garage and off road parking. Ideally positioned for local shops, bus routes and Goring-by-Sea railway station, the property is also within easy reach of Goring-by-Sea seafront and greensward. The property is offered for sale with no onward chain.





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INTERNAL

The front door opens into the entrance hall, providing access to the ground floor accommodation and a useful understairs storage cupboard. The property offers two reception rooms, the first positioned to the front and providing excellent versatility as either a separate reception room, home office or third bedroom if required. The main living room has been extended to create a particularly spacious reception area, featuring dual-aspect windows, a gas fireplace with surround and double doors opening directly onto the west-facing rear garden. Positioned to the rear is the kitchen/breakfast room, with windows overlooking the garden and a range of fitted wall and base units. There is a oven, sink and drainer, space for further appliances and access to a useful storage cupboard. A door leads into a rear lobby, which provides access to the boiler, the rear garden and the ground floor shower room with WC. On the first floor, the landing benefits from a window providing natural light, along with a loft hatch and access to the family bathroom and two double bedrooms. Bedroom one features fitted wardrobes and a particularly generous storage cupboard, while bedroom two also benefits from fitted wardrobes, an airing cupboard and access to useful eaves storage.

EXTERNAL

To the front of the property, there is ample gated off-road parking, with an area laid to lawn and established hedging and shrubs creating an attractive approach. The property also benefits from access along both sides, as well as access to the detached garage. The west-facing rear garden is a particular feature of the property, offering an excellent amount of space and a high degree of privacy, provided by mature trees, hedging and established shrubs. Predominantly laid to lawn and arranged in two sections, the garden also features a patio area ideal for outdoor furniture and entertaining, with a pathway leading towards the rear. Further features include two timber sheds, a separate timber potting shed, an outside water tap and a personal door providing access to the rear of the garage.

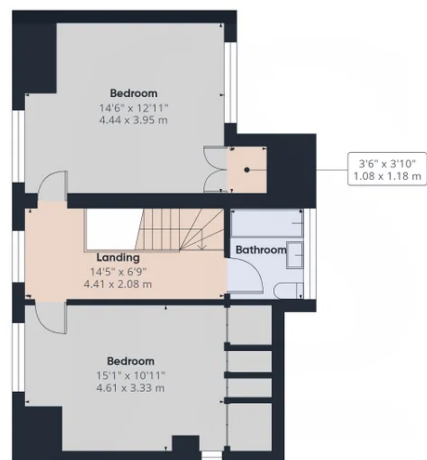
SITUATED

Situated in the popular area of Goring-by-Sea, the property is ideally





Ground Floor



Floor 1



Approximate total area^m
1270 ft²
118.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.