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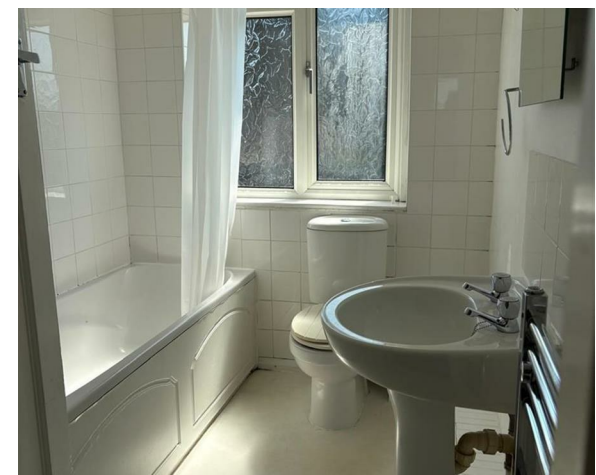
Description

Robert Luff & Co are pleased to present this two bedroom first floor flat located in popular South Goring. The property offers two good sized bedrooms, a lounge/diner, kitchen and bathroom. The property also benefits a private south facing rear garden and gas central heating. Ardingly Drive is positioned close to local schools, shops and transport links with mainline station a short walk away and is being offered with no ongoing chain.



Key Features

- First Floor Flat
- Private Garden
- Chain Free
- Council Tax Band - B
- Two Bedrooms
- Long Lease
- EPC -
- Leasehold



robertluff.co.uk

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Robert
Luff & Co



Entrance Hall

Private entrance, stairs to first floor

Lounge

5.57m x 3.78m (18'3" x 12'4")

Kitchen

3.62m x 2.08m (11'10" x 6'9")

Bedroom One

4.93m x 3.76 into bay (16'2" x 12'4" into bay)

Bedroom Two

3.05m x 2.44m (10'0" x 8'0")

Bathroom

2.41m x 1.79m (7'10" x 5'10")

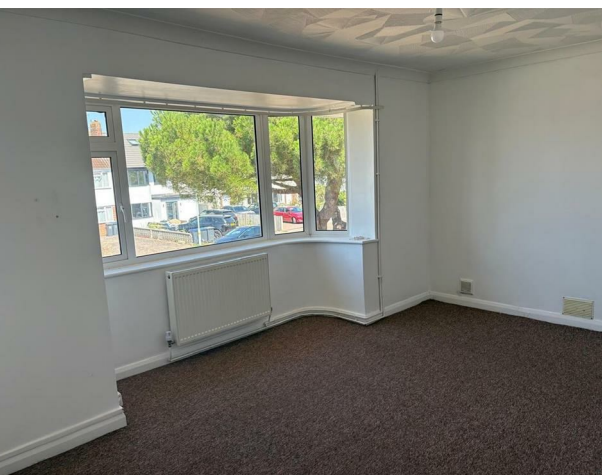
Rear Garden

access from kitchen to garden space, side access to front of property

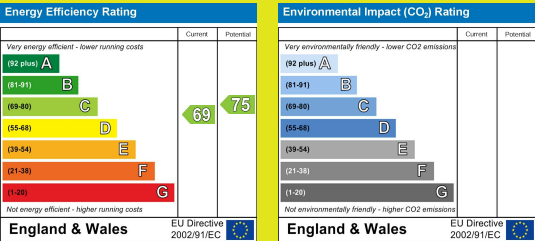
Agents Note

Lease - remainder of a 999 year lease

Service Charge - As & When



Floor Plan Ardingly Drive



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.