

Aldsworth Avenue, Goring-by-Sea, Worthing, BN12 4UU

£325,000

Jacobs | Steel









Property Type: Maisonette

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- First Floor Maisonette
- Generous Lounge with Media Wall
- Newley Fitted Kitchen
- Modern Fitted Bathroom and WC
- Three Double Bedrooms
- Private Entrance
- Private Balcony
- Popular Goring Residential Area
- Close to Local Transport Links
- Close to Local Shops

We are delighted to offer to the market this well-presented first-floor maisonette, situated in a popular residential location. The property offers well-proportioned accommodation comprising three bedrooms, a spacious living room, a modern fitted kitchen, bathroom and separate WC. Externally, the property benefits from a private balcony, providing an ideal space to relax and enjoy the outdoors or entertain guests. Conveniently located close to local shops, transport links and the seafront, this property makes an excellent home for a range of buyers.





INTERNAL

The apartment benefits from its own private entrance, with a double-glazed front door opening into a welcoming entrance lobby, where stairs rise to the first floor. A light and airy entrance hall features attractive glass and wooden balustrades, with a useful storage cupboard and access to the principal rooms. The hallway, kitchen and lounge on the first floor benefit from stylish and practical LVT flooring throughout. The modern Wren kitchen offers a contemporary and practical space, complete with integrated Zanussi fridge freezer, dishwasher and washing machine, electric oven and hob, and a water softener. A useful breakfast bar provides additional preparation space and an ideal spot for informal dining. The first floor also features a stylish modern bathroom, fitted with a bath with handheld shower attachment and a separate shower. There is an integrated storage cupboard, wash hand basin and WC, complemented by contemporary black fittings, taps and shower fittings. A modern black heated towel rail completes the room. The bright and airy lounge provides an excellent principal living space and benefits from the same LVT flooring. The room features an impressive panelled media wall with fireplace and TV sound bar, creating an attractive focal point and a comfortable space for relaxing and entertaining.
Stairs rise from the lounge to the second floor, where there are three well-proportioned double bedrooms. All three bedrooms benefit from built-in wardrobes, providing excellent storage. The second floor also benefits from a further fitted storage unit with wash hand basin and WC, finished with contemporary black fittings. Further storage is available within the loft space, adding to the property's excellent practical appeal.

EXTERNAL

A double-glazed rear door opens directly onto the balcony, from the kitchen creating a pleasant extension of the living space with room to sit and relax or entertain, together with an external staircase.

SITUATED

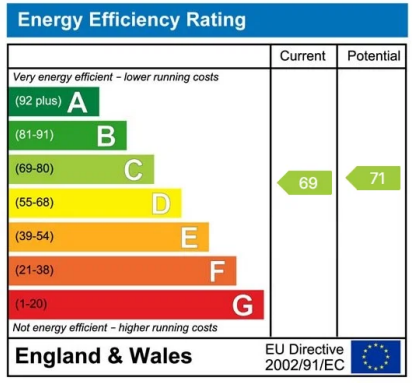
Situated in the popular area of Goring-by-Sea, the property is ideally positioned for everyday convenience. Goring-by-Sea Railway Station is located just a short walk from the apartment, providing excellent transport links. Local shopping facilities can be found at nearby Aldsworth Parade, while Ferring High Street is approximately 0.3 miles away, offering a range of independent shops, cafés and amenities. The 700 Coastliner bus service runs along Goring Way, and Goring seafront is approximately 1 mile away. Worthing town centre, with its extensive selection of shops, restaurants, theatres and cinemas, is around 3 miles from the property.
TENURE Leasehold Lease: Remainder of a 999 year lease (lease expires 28/03/3016)

Service Charge: Split with ground floor shop as and when required
The vendor of 128 Aldsworth Avenue pays 2/3 on the annual buildings insurance premium









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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

West Worthing Office | 4 Wallace Parade | Goring Road | Worthing | West Sussex | BN12 4AL
01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel