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Description

We are delighted to offer this spacious Ground Floor Apartment with Private gardens situated in the sought after location of Goring Hall, with the Sea being yards away. It also has great access to shops, train, bus routes and many other amenities. It has a private entrance, large living/dining room, two double bedrooms, modern fitted kitchen with comprehensive appliances, bathroom with separate shower/w.c. Outside it has a lovely private West Facing Garden and a rear garden which is mainly laid to patio. It has a garage with an electric door and it is being sold with NO FORWARD CHAIN. For the condition, location and size to be fully appreciated an Internal Viewing is highly recommended



Key Features

- Located in Goring Hall
- Yards from Sea
- Share of Freehold
- Council Tax Band - D
- Private Gardens
- Ground Floor Apartment
- No Chain
- EPC Rating - D
- Two Double Bedrooms
- Viewing Essential





Entrance Porch

front door into porch with further door to

Spacious Reception Hall

accessed via front door and having a radiator, three storage cupboards with one housing the electric meter and fuse box.

Living/Dining Room

4.84 x 3.93 (15'10" x 12'10")

measurements are not to include the recessed area to the south elevation which has picture windows, two radiators, sliding patio doors onto the private garden.

Modern Fitted Kitchen

3.62 x 3.42 (11'10" x 11'2")

Measurements are to include the range of fitted wall and base units with work top surfaces over. Double bowl sink unit. Walk in 'larder style' corner unit with large amount of storage, part tile walls and double glazed window. Comprehensive range of built in appliances including tall fridge and Separate Freezer, washing machine, dishwasher, oven, hob & extractor unit. Double doors opening onto Bedroom Two

Bedroom One

3.94 x 3.48 (12'11" x 11'5")

measurements to include built in wardrobes that have hanging rail and shelves, radiator, double glazed window

Bedroom Two

3.98 x 3.64 (13'0" x 11'11")

Formerly used as a dining room with

double doors connecting to the kitchen and double glazed windows and double doors leading to rear garden, radiator

Bath/Shower Room/w.c

with roll topped bath, walk in corner shower unit, wash hand basin, low level w.c, fitted storage units, two obscured double glazed windows, part tiled walls and under floor heating

Outside

To the side of the property there is a storage cupboard that houses the gas fired central heating boiler

Garage

5.8 x 2.76 (19'0" x 9'0")

which is accessed via a driveway shared with the first floor flat and it has an electric up and over door, power and light

Private West Facing Garden

With lawn, flower and shrub borders and a paved patio. The garden is enclosed by hedging giving privacy

Private Rear Garden

Being mainly laid to a paved patio area

Lease & Maintenance Details

Tenure - Share of Freehold with a new 999 year lease from 2025

Ground Rent - £0

Ground Rent Review - n/a

Service Charge/Maintenance - It is 50/50 share with the first floor flat



Floor Plan Aldsworth Avenue

Floor Plan
Approx. 89.7 sq. metres (965.0 sq. feet)



Total area: approx. 89.7 sq. metres (965.0 sq. feet)

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	74	55

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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.

