



Ardingly Drive, Goring-By-Sea,

Offers In Excess Of
£250,000
Leasehold

- Superb First Floor Flat
- Private South Facing Garden
- Two Bedrooms
- Large Living/Dining Room
- Brand New Bathroom/w.c
- EPC Rating - D
- Off Road Parking
- Long Lease
- Private Entrance
- Internal Viewing Essential

Robert Luff & Co are delighted to offer this superbly presented spacious First floor apartment, being situated in a sought after Road and location of Goring-by-Sea with its great access to lots of amenities, including shops, doctors, schools, mainline train station with the sea being approximately a mile away. The property has many features including a private entrance, double aspect south and west living/dining room, fitted kitchen, two large bedrooms, new bathroom fitted December 2020, gas heating, double glazing, off road parking space and a wonderful south facing private garden. Viewing of this property is essential to be fully appreciated.

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Accommodation

Private Front Door

opening into cloaks area with stairs to

First Floor Landing

cushioned laminate flooring, radiator, Hive central heating controls, door to

Living/Dining Room 18'4" x 12'5" narrowing 9'9" (5.59 x 3.79 narrowing 2.98)

range of double glazed windows giving a south and west double aspect, cushioned laminate flooring, two radiators, tv point, telephone point, storage cupboard with electric circuit breaker fuse box and meter

Kitchen 11'11" x 6'9" (3.64 x 2.068)

measurements are to include built in units and comprising of single bowl, single drainer sink unit with mixer taps, range of units and drawers over and under work top surfaces, part tiled walls, built in oven, hob and extractor hood, plumbing and space for washing machine and slimline dishwasher, space for fridge/freezer, double glazed window, cushioned laminate flooring and wall mounted Worcester Bosch central heating boiler concealed in a unit and door giving access to rear staircase leading to gardens

Bedroom One 16'1" x 12'10" narrowing to 10'0" (4.92 x 3.92 narrowing to 3.05)

measurements not to include fitted storage cupboard, double glazed bay window, radiator

Bedroom Two 10'0" x 8'4" (3.06 x 2.55)

radiator and double glazed window

Newly Fitted Bath/Shower Room/w.c

fitted in December 2020 and comprising bath, low level w.c, wash hand basin with cupboard below, heated towel rail, separate shower cubicle with large drench head and side rinser, tiled walls, access to loft space, obscure double glazed windows

Outside

Off Street Parking

to the front of the property is a shingle driveway providing off road parking

Private South Facing Rear Garden

being laid to a combination of lawn area, patios, raised decking, seating area under a gazebo, large shed, flower and shrub borders and being enclosed by panel fencing

Lease Details

The owners inform us that the property has a 999 year lease from 1952, so has approximately 930 years remaining. The ground rent is £6.30 per annum paid in 2 installments of £3.15 and there is no fixed service charge.



Floorplan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58	71	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			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.