



Ardingly Drive, Goring-by-Sea,

Asking Price
£260,000
Leasehold

- First Floor Apartment
- Living/ Dining Room
- Private Driveway
- Leasehold
- Private Entrance
- Two Bedrooms
- South Rear Garden
- EPC - Rating D
- Council Tax - B
- Viewing Essential

Robert Luff & Co are delighted to offer to market this beautifully presented First Floor Flat ideally situated in the favoured Goring location close to local shops, schools, bus routes, train station and the beach. Accommodation offers private entrance, modern fitted kitchen, double aspect living/ dining room, two bedrooms and modern bathroom/w.c. Other benefits include a South Facing Rear garden and private driveway. It has the remainder of a 999 year lease and internal Viewing is essential to be fully appreciated

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Private Entrance

obscured front door to hallway, stairs to first floor.

First floor Landing

Radiator, access to loft via a pull down loft ladder which has a light and is boarded and also houses the gas fired central heating boiler

Living/Dining Room 18'4" x 12'7" > 9'7" (5.59 x 3.85 > 2.93)

Two radiators, four double glazed windows with shutter blinds and provides a double aspect, storage cupboard, smooth and covered ceiling, further storage which houses the gas meter and electric circuit breaker fuse board

Kitchen 12'0" x 6'9" (3.66 x 2.08)

Measurements include the fitted units. Matching wall and base units, one and half bowl stainless steel sink with mixer tap situated in wooden worktop surface, built in oven hob, plumbing and space for washing machine and slimline dishwasher, space for fridge freezer, part tiled walls, double glazed window, smooth and covered ceiling, door to rear stair case.

Bedroom One 16'2" x 12'7" > 9'11" (4.93 x 3.84 > 3.03)

Measurements are not to include the fitted wardrobe which has hanging rail, radiator, double glazed window with shutter blinds, smooth and covered ceiling.

Bedroom Two 9'11" x 7'10" (3.04 x 2.41)

Double glazed window, radiator, shutter blinds, smooth and covered ceiling.

Modern Fitted Bathroom / W/C

Panel enclosed bath with wall mounted 'Aqualisa' shower with shower screen, wash hand basin below, low level flush w/c, heated towel rail, tiled walls and floor, double glazed window.

Private Driveway

Brick paved driveway, path leading to front door.

South Facing Rear Garden

Patio, summer house, decking, shed, fencing, flower and shrub borders

Agent Note

Lease - 999 years from 20.12.1951 - 927 years remaining

Ground Rent - £6.30 per annum

Ground Rent Review - TBC

Service Charge - No fixed amount - maintenance shared jointly with No 23

Building Insurance - Arranged by the seller



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

T: 01903 331567 E: goring@robertluff.co.uk

www.robertluff.co.uk



Total area: approx. 67.8 sq. metres (729.7 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	

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.