



Asking Price
£425,000
 Freehold

Ardingly Drive, Goring-By-Sea

- End of Terrace House
- South Rear Garden
- Driveway
- FREEHOLD
- Three Bedrooms
- NO CHAIN
- EPC Rating - D
- Council Tax - C

An end of terrace house being situated in a convenient location in Goring by Sea with good access to shops, schools, train station and the sea can be found in about a mile. The property has three bedrooms, two reception rooms, fitted kitchen, shower room / w/c, a driveway and large south facing garden. The property is being sold with no chain and viewing is advised.

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 Luff & Co**
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Accommodation

Entrance Hall

Obscured double glazed front door to entrance hall, double glazed window, radiator, under stairs cupboard with gas and electric metre and electric circuit breaker fuse box.

Living Room 13'1" x 10'7" (4.01m x 3.23m)

Measurements into bay, fireplace, radiator, double glazed bay window, archway to;

Dining Room 16'6" x 9'10" (5.05 x 3.01)

Radiator, double glazed window and double glazed double doors onto the garden, storage cupboard, opening to;

Kitchen 9'11" x 7'4" (3.044 x 2.25)

Measurements to include built in wall and base units, one and half bowl stainless steel sink unit inset to worktop, breakfast bar, plumbing and space for washing machine, built in oven, hob and extractor, part tiled walls, wall mounted combi boiler concealed in unit, two double glazed windows giving double aspect and views over the garden, radiator, double glazed door to;

Side Double Glazed Conservatory 9'6" x 7'1" (2.91 x 2.16)

Radiator, power and light, two sets of double glazed doors to either end giving front and rear access.

Landing

Obscured double glazed window.

Bedroom One 13'6" x 9'5" (4.11m x 2.87m)

Measurements into bay, radiator, double glazed bay windows.

Bedroom Two 10'4" x 9'10" (3.16 x 3.02)

Double glazed window with views over the rear garden, radiator.

Bedroom Three 6'7" x 7'7" (2.03 x 2.32)

Radiator, double glazed window.

Shower / W/C

Step in shower cubicle with wall mounted shower, low level flush w/c, radiator, obscured double glazed window, tiled walls, wash hand basin, access to loft space.

Front Garden

Laid to flower and shrub borders.

Driveway

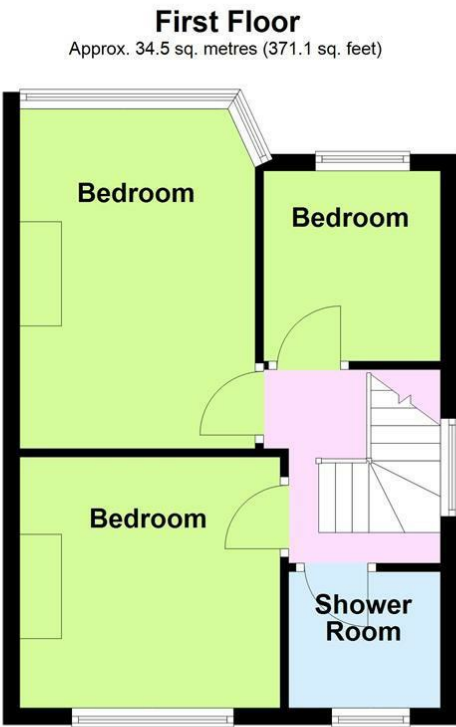
Hard standing providing off road parking for vehicles.

South Facing Rear Garden

Mainly laid to lawn, mature flower and shrub borders, paved patio. To the rear of the garden there is a further raised patio area and shed. Gardens are enclosed by fencing, gate to the side by the front door with further paved area and shed.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR
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Total area: approx. 83.1 sq. metres (894.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.