



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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132 Ardingly Drive

Goring-By-Sea, Worthing, BN12 4TP

Guide price £425,000

Freehold Council Tax Band



James & James Estate Agents are delighted to bring to the market this well presented three bedroom family home situated in Goring By Sea.

In brief, the accommodation comprises entrance hall, ground floor cloakroom, spacious South facing lounge with doors opening onto dining area. The dining area moves nicely into both the recently refitted kitchen along with the double glazed conservatory, both providing access to the rear garden.

To the first floor there are three bedrooms and a family bathroom/WC.

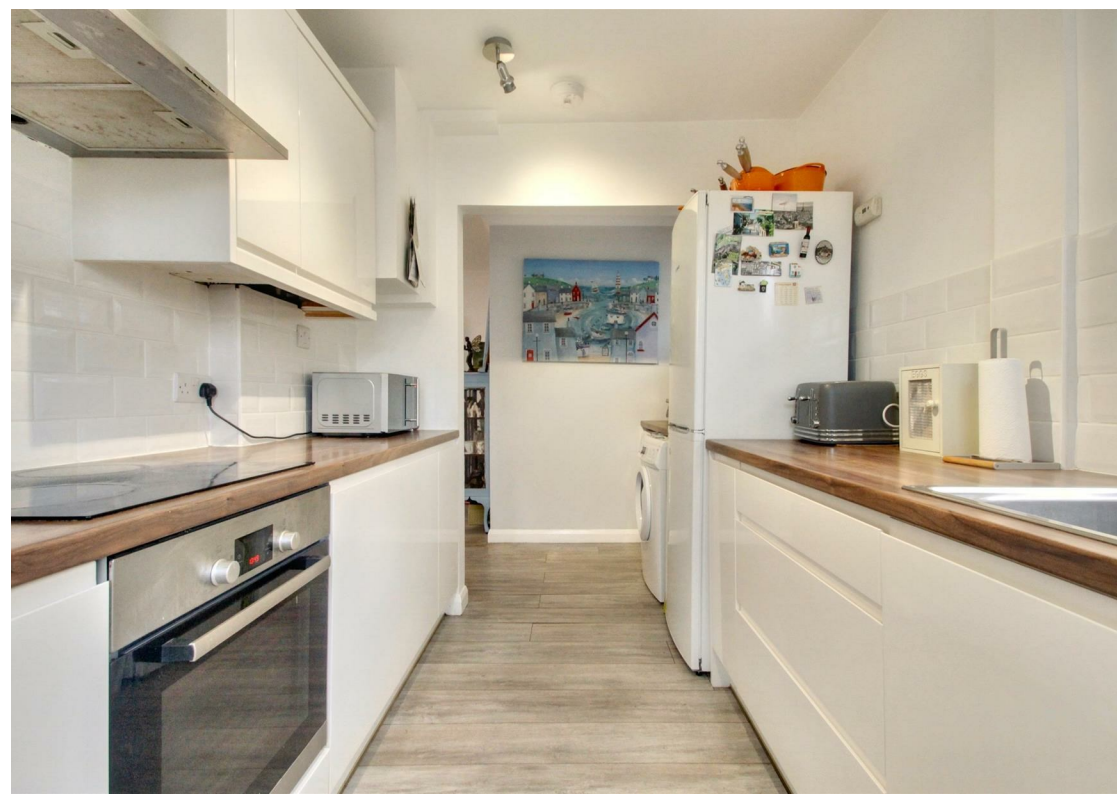
Externally there is ample off road parking with a private driveway to the front aswell as additional parking down the side of the property leading to a detached garage.

The rear garden is predominantly laid to lawn with a spacious patio area for seating, a detached garage and a summer house.

Situated in Ardingly Drive, the property is conveniently positioned near to the Aldsworth shopping Parade, close proximatey to a host of highly sought after schools along with being a short distance to Goring mainline rail station.

In our opinion, viewing is essential to fully appreciate both the size and excellent presentation of this sought after family home.

### Entrance Hall





Lounge  
13'3 x 10'10 (4.04m x 3.30m)

Dining Area  
15'9 x 10'7 (4.80m x 3.23m)

Kitchen  
9'8 x 6'8 (2.95m x 2.03m)

Cloakroom

Conservatory  
8'9 x 7'7 (2.67m x 2.31m)

First Floor Landing

Bedroom  
13'5 x 10'2 (4.09m x 3.10m)

Bedroom  
10'2 x 9'5 (3.10m x 2.87m)

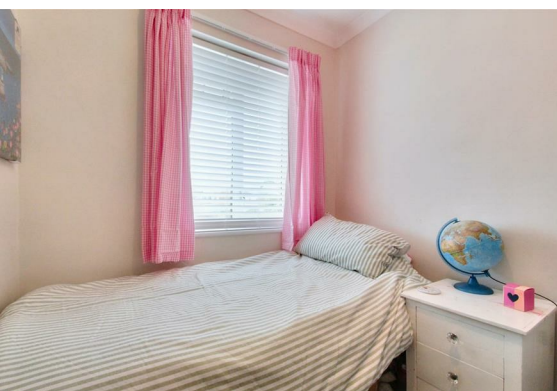
Bedroom  
7'7 x 6'7 (2.31m x 2.01m)

Bathroom

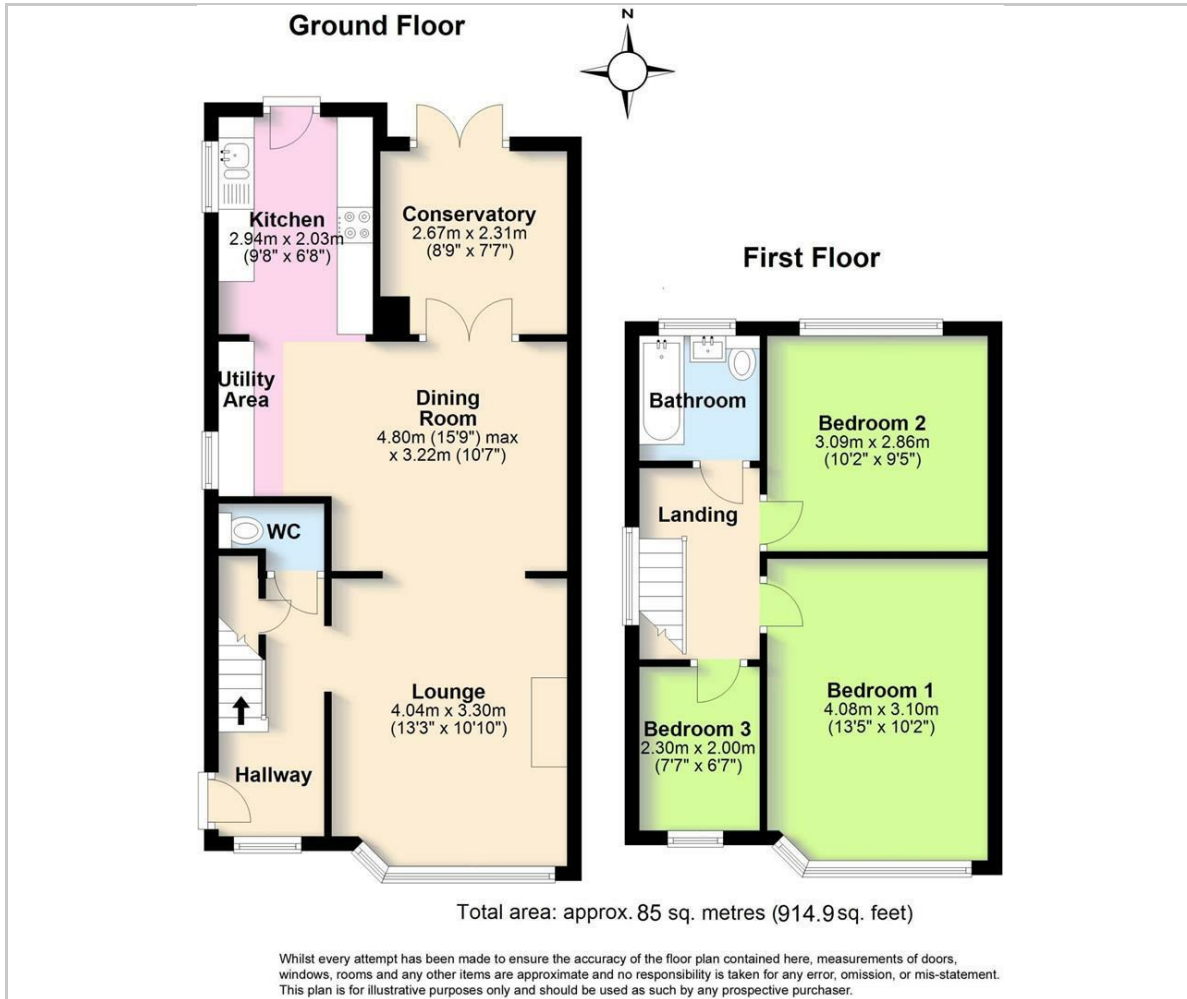
Rear Garden

Private Driveway - Front & Side

Detached Garage



## Floor Plan

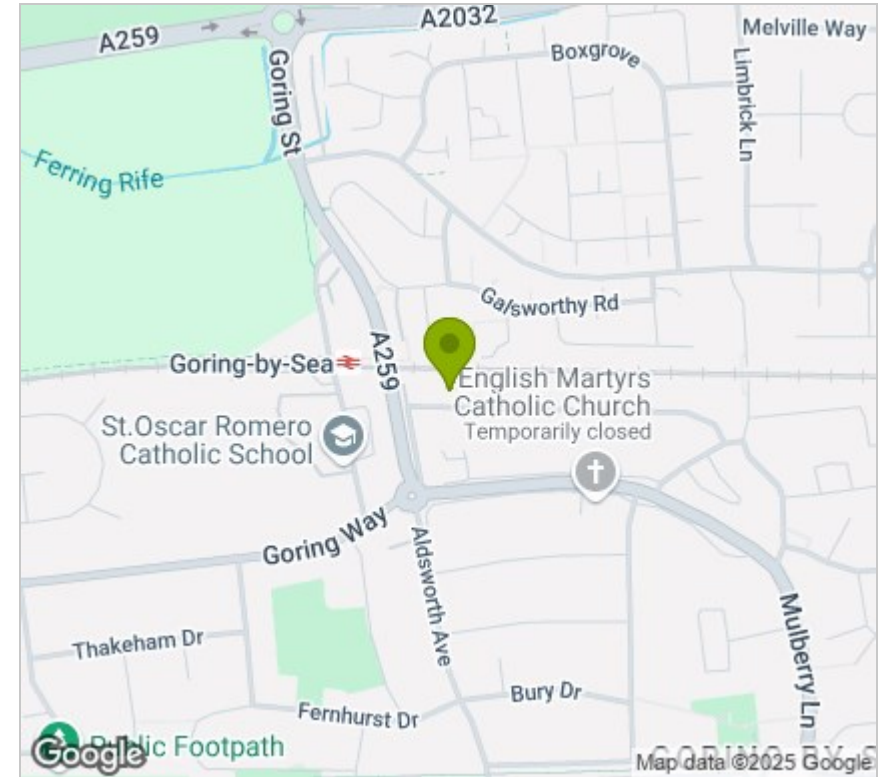


## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

