

# t: 01903 958770

e: info@jamesandjamesea.co.uk 119 George V Avenue | Worthing | West Sussex | BN11 5SA

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## 46 Ashurst Drive Goring by Sea, BN12 4SW

James & James Estate Agents are delighted to bring to the market this beautiful three bedroom detached Art Deco style residence in Ashurst Drive, Goring Hall.

Goring Hall is arguably one of the most sought after areas in Worthing. Situated South of Ilex Way and East & West of the two Sea Lanes in Goring By Sea & Ferring.

Goring Gap and the much loved greensward is just a short stroll whilst mainline rail connecting you to nearby Brighton, Chichester, London & beyond can be found at Goring By Sea train station.

There are numerous shops at Aldsworth shopping parade along with a Tesco express that caters for everyday needs. Churches, Schools, bars and multi cultural restaurants are also close by making this location an ideal place for any growing family or individuals looking to move to a more relaxed lifestyle whilst staying close to all amenities you could hope for.

In brief the accommodation comprises; Entrance porch, entrance hall, WC, Lounge, Dining room, modern fitted kitchen and utility room. To the first floor there are three bedrooms and a family bathroom, with one bedroom boasting a South facing balcony with a pleasing peaceful outlook. Externally there is an immaculate rear garden, front garden, private drive and a garage.

In our opinion viewing is essential to appreciate both the delightful location and excellent presentation of this sought after property.

- Detached Art Deco Style House
- Three Bedrooms
- Beautifully Presented
- Separate Lounge & Dining Room
- Modern Fitted Kitchen
- Immaculate Rear Garden
- Private Drive
- Garage

























Entrance Porch 6'3 x 4'6 (1.91m x 1.37m)

Entrance Hall 9'7 x 21'5 (2.92m x 6.53m)

Lounge 13'2 x 17'6 (4.01m x 5.33m)

Dining Room 16'8 x 13'2 (5.08m x 4.01m)

Kitchen 14'6 x 7'11 (4.42m x 2.41m)

WC

**Utility Room** 

Bedroom One 13'6 x 17'4 (4.11m x 5.28m)

En Suite

Bedroom Two 15'7 x 13'2 (4.75m x 4.01m )

Bedroom Three 10'5 x 8'1 (3.18m x 2.46m)

South Balcony

Family Bathroom and Shower 9'6 x 6'9 (2.90m x 2.06m )

Outside

Rear Garden

Private Druve

Garage

#### Floor Plan



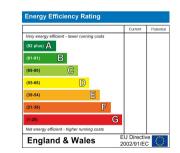
#### Viewing

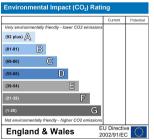
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

#### Area Map



### **Energy Efficiency Graph**





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