



46 Ashurst Drive

Goring by Sea, BN12 4SW

Guide price £750,000



## 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

