

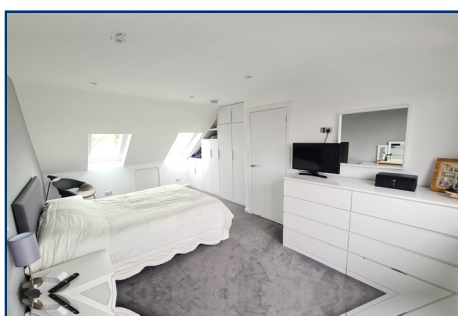


IAN WATKINS
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Ardingly Drive, Goring By Sea, Worthing, West Sussex, BN12 4TP

AN EXTENDED AND REFURBISHED 4 BED FAMILY HOME IN FAVOURED GORING BY SEA

- Four bedrooms
- Spacious South lounge
- 15'7" Modern kitchen/diner
- Downstairs cloakroom
- Bathroom & shower room
- Double glazing & gas heating
- Off road parking for several cars
- Rear garden with feature cabin

£469,000 GUIDE FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this extended and refurbished four bedroom terraced house in the popular area of Goring-by-Sea. The accommodation features entrance porch, south facing spacious living room, downstairs cloakroom, extended feature kitchen/dining room, bedroom four/study, modern family bathroom/W.C, second floor master bedroom, further shower room/W.C. Outside there is a low maintenance rear garden with a feature cabin, off road parking for several cars. Other features include double glazing and gas heating. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door with double glazed windows to -

ENTRANCE PORCH

Double glazed front door with leaded light inserts to -

ENTRANCE HALL

With attractive oak flooring, radiator, coved and flat ceiling, understairs storage cupboard, door to -

SOUTH FACING SPACIOUS LIVING ROOM - 4.42m x 3.84m (14' 6" x 12' 7")

Measurements narrowing at one end to 11'8". This room is South facing with double glazed window, radiator, feature cast iron burner inset into chimney breast, recessed chimney breast area with fitted cupboard and shelving, coved and flat ceiling, door to cloakroom and double glazed panelled doors to -

DOWNSTAIRS CLOAKROOM

With low level WC, wash hand basin with tiled splashback and cupboards under, flat ceiling, extractor.

EXTENDED FEATURE KITCHEN/DINING ROOM - 4.75m x 4.75m (15' 7" x 15' 7")

Excellent range of modern fitted units comprising inset single drainer sink unit with mixer tap and cupboards under, wooden worktop surface with space and plumbing for washing machine, integrated dishwasher, wall mounted Worcester gas fired boiler supplying domestic hot water and central heating, further wooden worktop surface with excellent range of cupboards and drawers under, fitted oven with 4-ring gas hob and extractor over, range of eye level cupboards, space for tall fridge/freezer, space for dining table, radiator, double glazed window, double glazed doors giving access to the secluded rear garden, two skylights, flat ceiling with spotlights, feature oak flooring.

FROM THE ENTRANCE HALL STAIRS LEADING TO -

LANDING

Radiator.

BEDROOM TWO - 4.09m x 2.9m (13' 5" x 9' 6")

Double glazed bay window, radiator, coved and flat ceiling.

BEDROOM THREE - 3.56m x 3.1m (11' 8" x 10' 2")

Double glazed window, radiator, coved and flat ceiling.

BEDROOM FOUR/STUDY - 2.08m x 1.65m (6' 10" x 5' 5")

Double glazed window, flat ceiling, radiator.

BATHROOM/WC

Modern fitted bathroom with white suite comprising bath, pedestal wash hand basin, low level WC, heated towel rail, frosted double glazed window, feature tiled walls, flat ceiling.

FROM THE FIRST FLOOR LANDING STAIRS LEADING TO -

SECOND FLOOR LANDING

MASTER BEDROOM - 5.69m x 3.28m (18' 8" x 10' 9")

Comprising a good range of fitted wardrobes with handy shelving area, eaves storage space, double radiator, double aspect with double glazed windows giving views over Worthing towards The Downs, two South facing Velux style windows, flat ceiling with spotlights.

SHOWER ROOM/WC

Comprising step-in shower cubicle with Redring shower unit, low level WC, wash hand basin with cupboards under, frosted double glazed window, attractive part tiled walls, heated towel rail.

OUTSIDE

REAR GARDEN

The rear garden has been arranged for ease of maintenance with excellent paved patio, artificial lawned area, feature cabin, gate giving rear access to the back of the property.

FEATURE CABIN - 3.81m x 3.76m (12' 6" x 12' 4")

With worktop surface with five cupboards under, space and plumbing for washing machine, space for tall fridge/freezer, power and light, flat ceiling with spotlights.

FRONT GARDEN

Gravelled and paved with pathway leading to the front door.

OFF ROAD PARKING FOR SEVERAL CARS

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.