



91 Ardingly Drive, Worthing, BN12 4TW

Price Guide £285,000

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A vacant possession FIRST FLOOR two bedroom apartment with PRIVATE REAR GARDEN and LONG LEASE. Located in this popular Goring location with local shopping facilities and transport links nearby.

The accommodation briefly comprises, private entrance, hall with stairs to first floor, landing, 18ft lounge/dining room, kitchen, two bedrooms and wet room/Wc. Externally there is a private South facing rear garden. Benefits include gas central heating, double glazing and being sold CHAIN FREE.

- First Floor Apartment
- Chain Free
- South Facing Rear Garden
- Two Bedrooms
- 18ft Lounge/Dining Room
- GCH & Worcester Combi Boiler
- New Carpets





Private Entrance

Front door opening to entrance lobby with staircase rising to the first floor and radiator.

Landing / Hall

Wall mounted Hive heating controls.

Lounge / Dining Room

5.58 x 3.79 max (18'3" x 12'5" max)

Four double glazed windows to South and West aspect. Radiator. Painted fireplace surround with tiled hearth. Recessed cupboard housing meters and wall mounted Worcester boiler.

Kitchen

3.61 x 2.10 (11'10" x 6'10")

Work surfaces with cupboards and drawers fitted under. Inset one and half sink unit. Fitted 'Neff' electric hob and matching oven under and extractor above. Space for three appliances.

Part tiled walls. Matching wall cupboards with end display shelves. Recessed shelved larder cupboard. Double glazed window. Double glazed door to rear staircase giving access to the garden.

Bedroom 1

4.94 x 3.97 into bay (16'2" x 13'0" into bay)

Double glazed bay window and further double glazed window to front. Radiator. Picture rail. Fitted triple wardrobes to one wall.

Bedroom 2

3.06 x 2.45 (10'0" x 8'0")

Double glazed window to front. Radiator.

Wet Room/Wc

2.58 x 1.70 (8'5" x 5'6")

Wall mounted shower, pedestal wash hand basin and low level flush Wc. Tiled walls. Double

glazed obscure glass window. Extractor fan. Access hatch to loft.

Front Garden

Laid to lawn.

Private Rear Garden

South facing. Laid to lawn.

Required Information

Length of lease: 926 years remaining

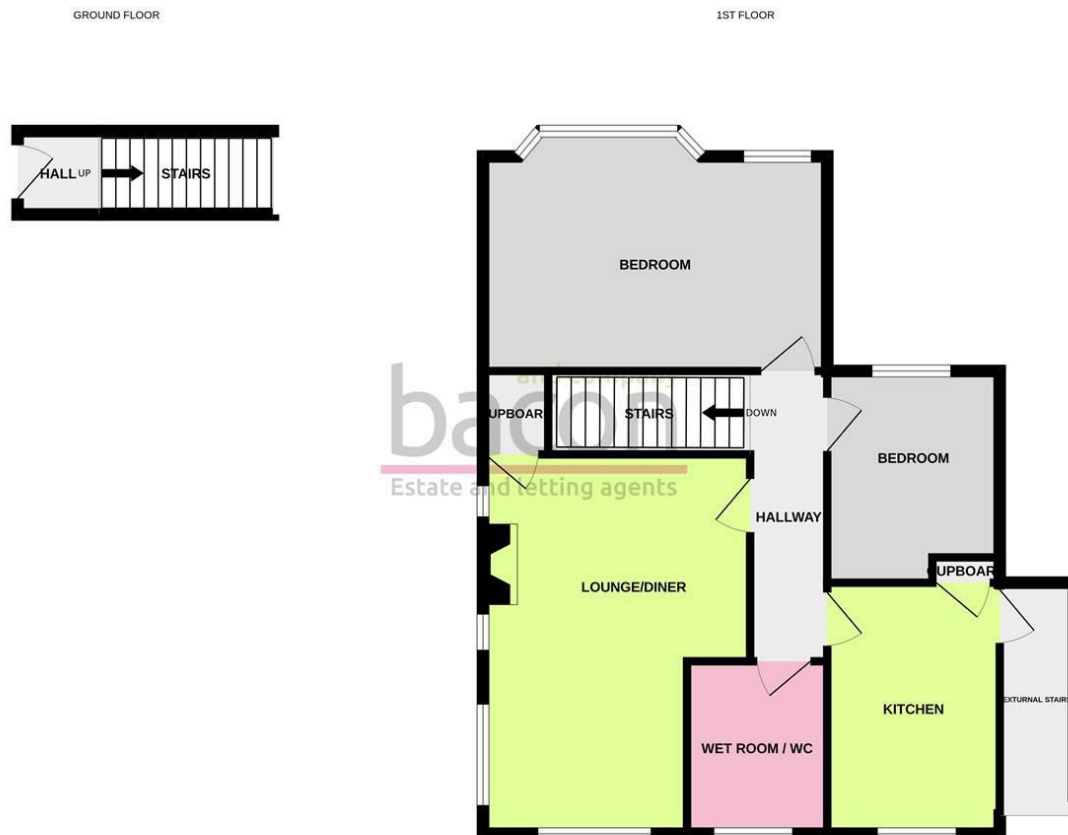
Annual service charge: As and when

Annual ground rent: £3.15 every 6 months

Council tax band: B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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