



Aldsworth Avenue, Worthing, BN12 4UR
Asking Price £245,000

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A spacious two double bedroom ground floor flat with private entrance located in highly sought after SOUTH GORING. Local shops and transport links are in close proximity to the apartment. The accommodation briefly comprises, private entrance, hall, kitchen, south aspect living room, bathroom and two double bedrooms. CHAIN FREE.

- Ground Floor Flat
- Two Double Bedrooms
- Spacious South Aspect Living Room
- Private Entrance
- Well Maintained Communal Gardens
- Close To Local Shops, Bus Stop & Train Station
- South Goring
- Chain Free



Private Entrance & Covered Porch

Glazed UPVC front door opening to;

Internal Hallway

Newly laid carpet. Wall mounted radiator. Pendant lights. Access to under stairs storage cupboard.

Lounge

5.17 x 3.52 (16'11" x 11'6")

Spacious south aspect living room with large double glazed opening windows overlooking communal gardens. Newly laid carpet. Pendant light. Wall mounted radiator. TV satellite point.

Kitchen

3.31 x 2.32 (10'10" x 7'7")

Range of wall and base units with plenty of worktop space. Integrated 'Hot Point' oven. Four ring gas hob. Boiler. Thermostat. Double

glazed opening window. Inset sink. Space for freestanding appliances. Levelled ceiling with batten light.

Bedroom One

4.54 x 3.50 (14'10" x 11'5")

Well proportioned main bedroom. Double glazed opening window. Ample fitted wardrobes. Radiator. Spotlights.

Bedroom Two

3.35 x 2.53 (10'11" x 8'3")

Double bedroom. Fitted wardrobe space. Radiator. Opening double glazed windows. Pendant light.

Bathroom

2.39 x 1.94 (7'10" x 6'4")

Fully tiled bathroom. Radiator. Low-level WC. Pedestal wash hand basin. Full-size bath with

mixer tap above and riser rail shower. Access to airing cupboard.

Communal Gardens

Well maintained gardens surround the development. Gated dustbin area.

Required Information

Freehold:

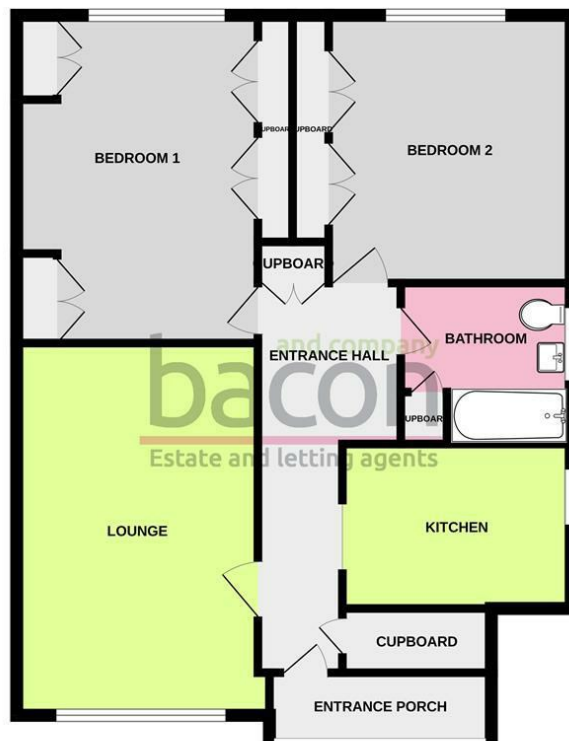
Service charge: £210 paid every quarter.

Council tax band: C

Draft version:1

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

GROUND FLOOR



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	73	77
(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



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