

*It's all in the details...*



## 28 Aldsworth Court

Aldsworth Avenue, Goring-By-Sea, West Sussex, BN12 4UR

Price £249,950

- Chain free
- Excellent first floor flat
- Own private street level entrance
- Well-presented throughout
- Wide private balcony
- Purpose Built Complex with attractive Communal Gardens
- Westerly lounge/dining room
- Fitted kitchen with breakfast bar
- Two Generous Bedrooms with Fitted Wardrobes
- Stylish modern shower room
- Large loft space with pull down ladder and window with scope for conversion (STPC)

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Chain free first floor flat in a prized purpose built complex with attractive communal gardens. Benefiting from the privacy of its own street entrance, a spacious layout opens onto a balcony and has a superbly sized lounge/dining room and separate fully fitted kitchen.

### **Step Inside**

Chain free and ready to move into, this excellent first floor property looks out onto the colour and greenery of commendably maintained communal grounds and has the privacy of its own street level entrance with a chequer board tiled floor. Well-presented with soft neutral tones, its spacious dimensions create a wonderful blank canvas that's ready to reflect your own tastes and style.

Opening onto a brilliantly broad private balcony, a large central hallway immediately prompts a cherished feeling of space. The balcony provides a tremendous place to sit and enjoy al fresco drinks or summer afternoons, while the easy flow of the flat's layout stretches down to a more than generously sized lounge/dining room where wide windows offer views of the gardens and a contemporary fireplace adds a refined focal point.

The notable dimensions continue in a separate kitchen fully fitted with traditional white country cabinets and contrasting black countertops. The wide galley layout provides a wealth of storage and workspace. Housing a freestanding cooker, this light filled space has a breakfast bar that's perfect for relaxed meals or a morning coffee, and has ample potential to be updated with a wide array of integrated appliances if you'd prefer.

Across the hallway the main double bedroom and large single bedroom area equally suited for a growing family, downsizers longing for a guest room or study, and anyone working from home. Each has plenty of storage within fitted wardrobes and together they share a stylish modern shower room where a corner walk-in shower, tastefully chosen suite and towel radiator are arranged in an attractive tile setting.

A hallway cupboard supplies handy additional storage and the pretty stained glass patterns of the door to the balcony add a subtle pop of colour and charm. A pull down ladder provides access to a large loft space with a window that could lend itself to conversion to provide additional accommodation if required and subject to the usual planning consents.

### **In your local area**

Situated to the south of Goring Road just across the road from the shops of Aldsworth Avenue and Goring Way, this Aldsworth Court property offers easy access to a great array of local amenities. The wide tree-lined road of Aldsworth Avenue leads directly down to the Greensward and beach and Goring-by-Sea station is only 0.3 miles by foot with frequent direct services to mainline stations such as London Victoria, Gatwick, Brighton, Littlehampton, Southampton and Worthing.

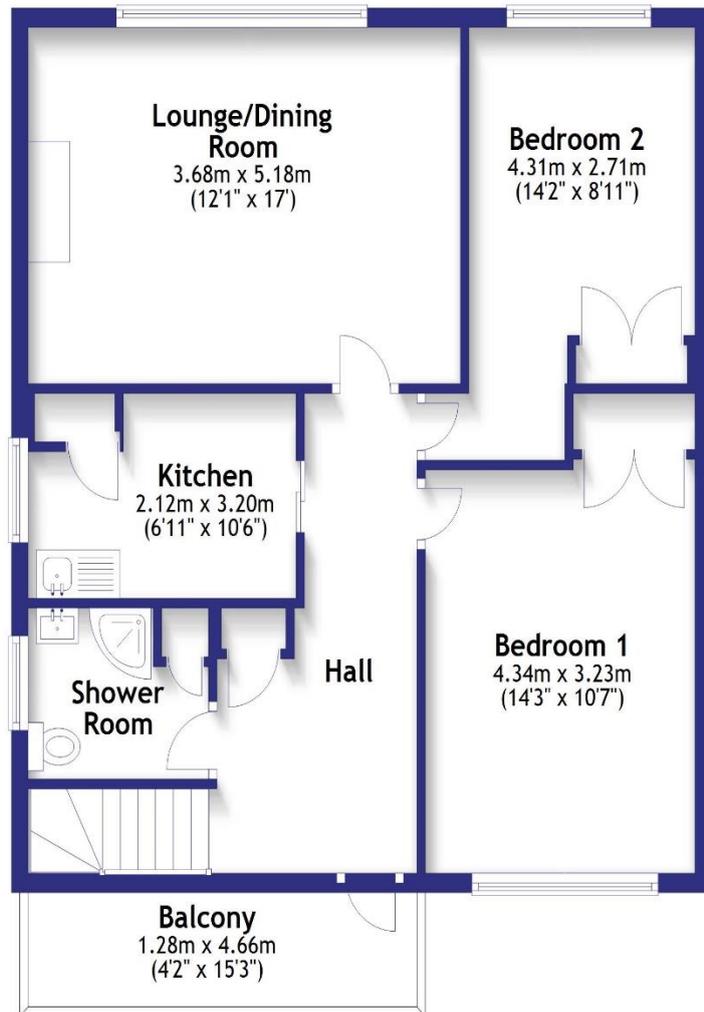
Nearby Ferring village has a further choice of shops, cafes and restaurants and down on the seafront you can choose between the Bluebird or Sea Lanes cafes for beachfront afternoon teas.

The A259 leads into the centre of Worthing with its bustling high street and supermarkets such as Waitrose and Marks & Spencer, and the A27 provides fast commuter routes. Highly regarded local schools include Goring-by-Sea and West Park C of E primary schools, Orchards Junior School, St Oscar Romero secondary school and Northbrook Metropolitan College.



## First Floor

Approx. 69.9 sq. metres (752.0 sq. feet)



## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 69.9 sq. metres (752.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>63</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Additional Information

**Tenure:** Freehold

**Council Tax:** Adur & Worthing Band C

**Current Service Charge:** £195 Quarter Yearly

**Flood Risk:** Rivers & Sea – Very Low

Surface Water – Very Low

#### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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