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Aldsworth Avenue, Goring-By-Sea, BN12 4XQ

Guide Price £375,000

Situated in the highly sought after Goring Hall area of Goring-by-Sea, this spacious ground floor garden flat offers generous and flexible accommodation, just moments from the seafront and surrounded by open fields and woodland walks.

The property features a bright 21ft front conservatory, a well proportioned dual aspect lounge and a second conservatory overlooking the rear garden. There are two versatile reception spaces, with the second bedroom currently arranged as a dining room. The kitchen offers a comprehensive range of units with direct access to the garden, while the bathroom and separate shower room provide practical convenience.

Outside, the home benefits from both private front and rear gardens, a driveway and a garage. Further features include double glazing, gas fired central heating and the significant advantage of being sold with no

2 2 2 D

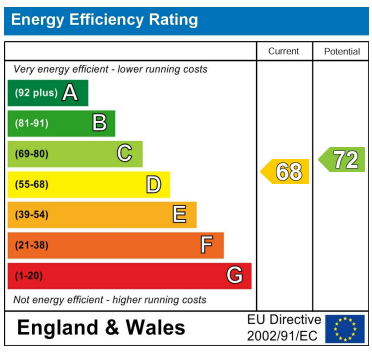
Council Tax Band: D

- Sought after Goring Hall location
- Two bright and spacious conservatories
- Separate bathroom and shower room
- Driveway leading to garage
- Double glazed throughout
- Moments from seafront and fields
- Flexible one or two bedrooms
- Private front and rear gardens
- Gas fired central heating
- Being sold with no onward chain

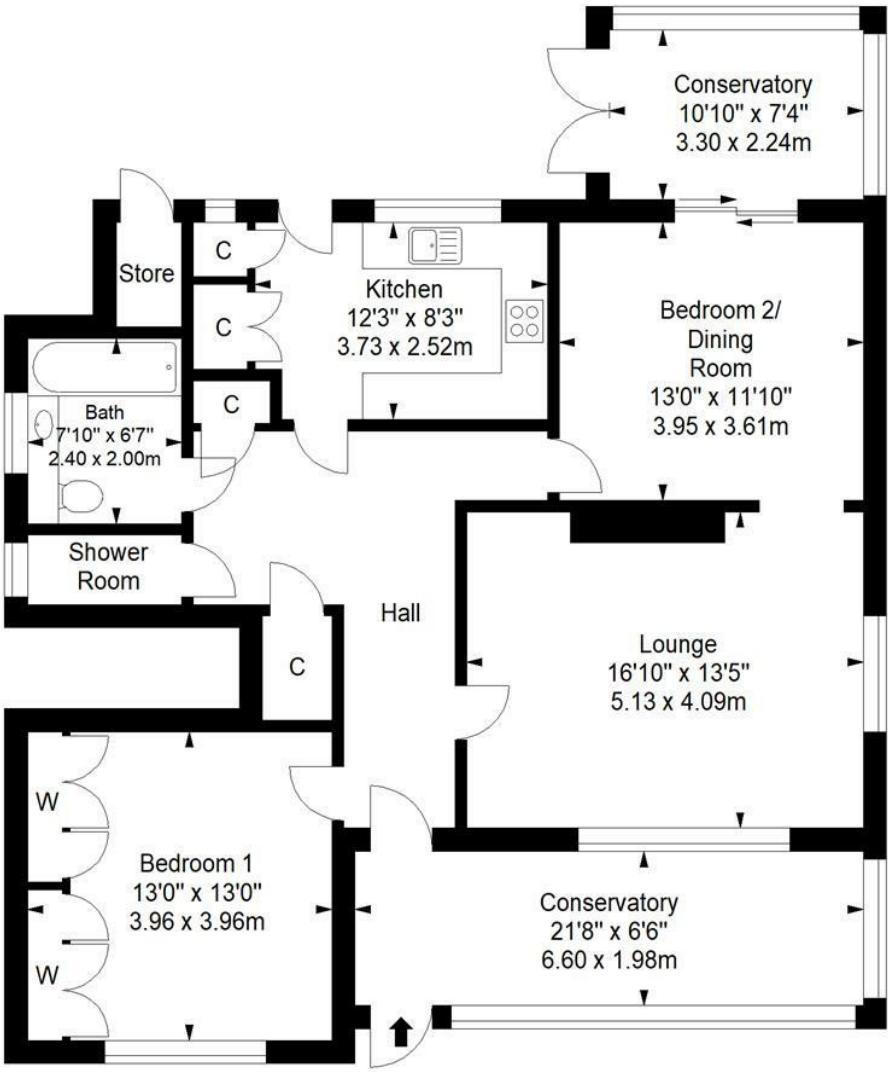
Goring-by-Sea, a coastal suburb of Worthing, beautifully combines seaside tranquillity with modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning countryside and coastal views. Characterised by tree-lined streets, varied housing options, and easy beach access, Goring-by-Sea provides a peaceful setting with well-regarded schools, shops, and dining options. A strong community spirit and regular local events add to the area's charm, making it an idyllic location that seamlessly blends natural beauty with suburban convenience.

EPC Rating:

D



Ground Floor



Approximate gross internal floor area 113.4 sq m/ 1220.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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