

Russell Ponsford

The Estate & Letting Agents

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GFF, 42 PEMBROKE AVENUE, WEST WORTHING, BN11 5QT.

A TWO BEDROOM GROUND FLOOR FLAT WITH A GOOD SIZE GARDEN LOCATED CLOSE TO ALL THE LOCAL AMENITIES IN GORING ROAD.



PRICE

£209,950

FREEHOLD

THIS SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR FLAT OCCUPIES THE ENTIRE GROUND FLOOR OF THIS DETACHED HOUSE AND IN A VERY POPULAR & CONVENIENT LOCATION. SOME OF THE MANY FEATURES INCLUDE:

- GROUND FLOOR GARDEN FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN & UTILITY ROOM
- LOUNGE & SEPARATE DINING ROOM
- DOUBLE GLAZED 11FT CONSERVATORY
- GOOD SIZE SECLUDED REAR GARDEN
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- BATHROOM/WC
- OFF ROAD PARKING TO THE FRONT
- POPULAR POSITION CLOSE TO SHOPS
- VIEWING IS STRONGLY ADVISED



Web: www.russellponsford.co.uk

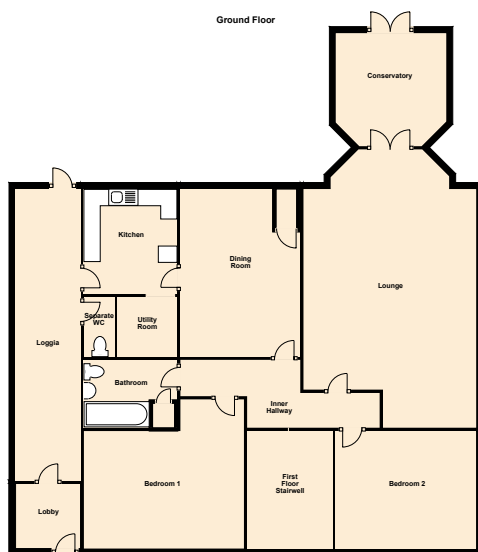


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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

- PRIVATE ENTRANCE PORCH:** With storage cupboards, personal light, wooden front door opening to:
- SIDE LOGGIA:** Double glazed door to rear garden, door to outside w.c., with high flush white w.c., outside water tap, vinyl flooring, useful shelving, wooden part glazed door to:
- KITCHEN (E):** 8'5" x 8'0". Comprising single bowl single drainer stainless steel sink set into laminated roll edged work surface with Cathedral style base cupboards and drawers below, range of matching wall mounted units, complimentary part tiled walls, double glazed window overlooking rear garden, electric wall mounted heater, vinyl flooring, opening to:
- UTILITY ROOM:** 5'6" x 4'7". Useful shelving, space and plumbing for washing machine and other domestic appliance.
- DINING ROOM (E):** 14'4" x 9'10". Rear aspect via double glazed window, radiator, large walk-in storage cupboard with useful shelving, header tank and wall mounted boiler, further door to:
- INNER HALLWAY:** Two radiators, picture rail, doors to:
- LOUNGE (E & S):** 23'4" into rear bay x 14'0". Wooden fire surround with tiled insert and fitted living flame coal effect gas fire, 3 radiators, side aspect via two double glazed windows, picture rail, two wall light points, single glazed French doors with matching side windows opening to:
- CONSERVATORY:** 11'4" x 11'4". Double glazed windows and door to rear garden.
- BEDROOM 1 (W):** 13'11" x 11'0" not including door recess. Radiator, picture rail, front aspect via double glazed window.
- BEDROOM 2 (W):** 16'0" into bay x 11'0" into wardrobes. Two double floor to ceiling wardrobes either side of chimney breast, radiator, coved ceiling and front aspect via double glazed bay window.
- BATHROOM/W.C.** Coloured suite comprising panelled bath with mixer tap and fitted electric 'Essentials' shower over with rail and curtain, matching pedestal wash hand basin and low level flush w.c., radiator, complimentary part tiled walls, wood effect vinyl flooring, medicine cabinet, wall mounted electric heater, cupboard housing factory lagged hot water tank with useful shelving, leaded light stained glass obscure glazed window, shaving mirror, coved and flush ceiling.
- OUTSIDE:**
- FRONT GARDEN:** Block paved driveway providing off road parking.
- REAR GARDEN:** A true feature of the property, being laid mainly to lawn with mature flower and shrub borders, timber garden shed and crazy paved patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agent's Notes:

All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.