



Alinora Avenue, Goring-by-Sea, Worthing, BN12 4NA
Asking Price of £325,000



We are thrilled to present this charming ground-floor garden flat, offering an excellent opportunity for prospective buyers. The property features two well-proportioned bedrooms, a modern kitchen, and a stylish shower room. Boasting the added advantages of a private front and side garden, freehold ownership, and being chain-free, this home is perfect for those seeking convenience and comfort. Ideally situated, the flat is just a short stroll from the beautiful Goring-by-Sea seafront, providing a tranquil coastal lifestyle.



Key Features

- Bus Routes Nearby
- 0.2 miles from Goring- By-Sea Seafront
- Chain Free
- FREEHOLD
- Private front & Side Garden
- Shower Room
- Fitted Kitchen
- Lounge
- Two Bedrooms
- Ground Floor Garden Flat



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

The property is accessed via a private front door, leading into a welcoming entrance hall with access to all rooms. The lounge, located at the front of the flat, is enhanced by fitted shutters and a charming feature fireplace surround, creating a cozy and stylish living space. Bedroom two is also positioned at the front, while the primary bedroom is located at the rear of the property. The primary bedroom benefits from fitted wardrobes, offering ample storage space. The shower room features a corner shower, wash hand basin, and WC, all presented in a clean and functional layout. Situated at the rear, the kitchen is equipped with a range of wall and base units, providing space for all necessary appliances. It also includes access to a convenient storage cupboard and a door leading out to the rear, offering ease of use and practicality.

EXTERNAL

The property enjoys the advantage of a private front and side garden. The front garden has been thoughtfully designed with block paving, complemented by a striking palm tree, creating a low-maintenance yet stylish entrance. The side garden features a well-maintained lawn surrounded by mature shrubs and trees, offering a peaceful and private outdoor space. A garage, located in the rear compound, provides convenient storage or parking. Access to the garage compound is available via the rear door from the kitchen, ensuring ease of use and functionality.

SITUATED

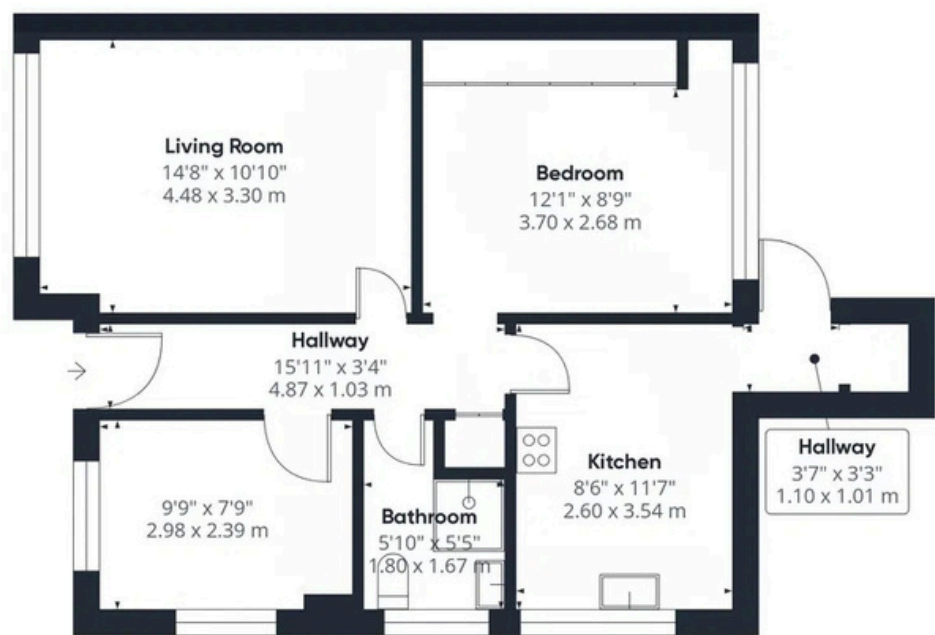
Situated in the highly sought-after area of Goring-by-Sea, this property enjoys a prime location just 200 yards from the picturesque Goring Greensward and seafront. Excellent transport links are available with bus routes running along the nearby Alinora Avenue. West Worthing High Street, located within a mile, offers a range of amenities including a pharmacy, eateries, banks, and convenience stores. For a more extensive selection, Worthing Town Centre is just 2.5 miles away, boasting an array of cafes, restaurants, bars, theatres, and music venues. Additionally, Durrington-on-Sea train station is approximately 1 mile from the property, providing convenient access to the surrounding areas.

TENURE

FREEHOLD

As & When





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

731.3 ft²
67.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: TBC sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.