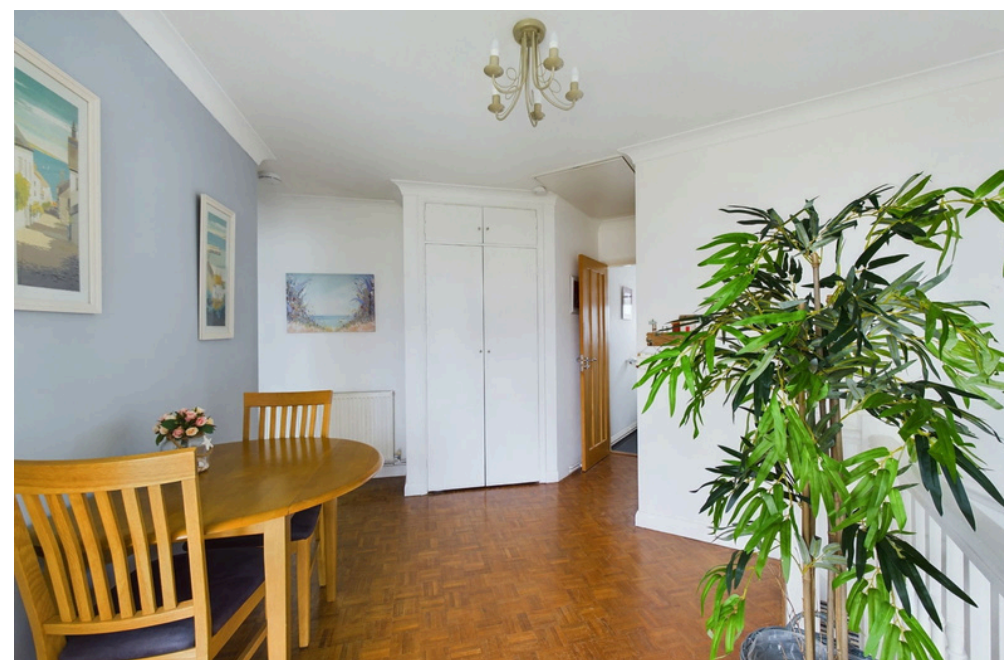
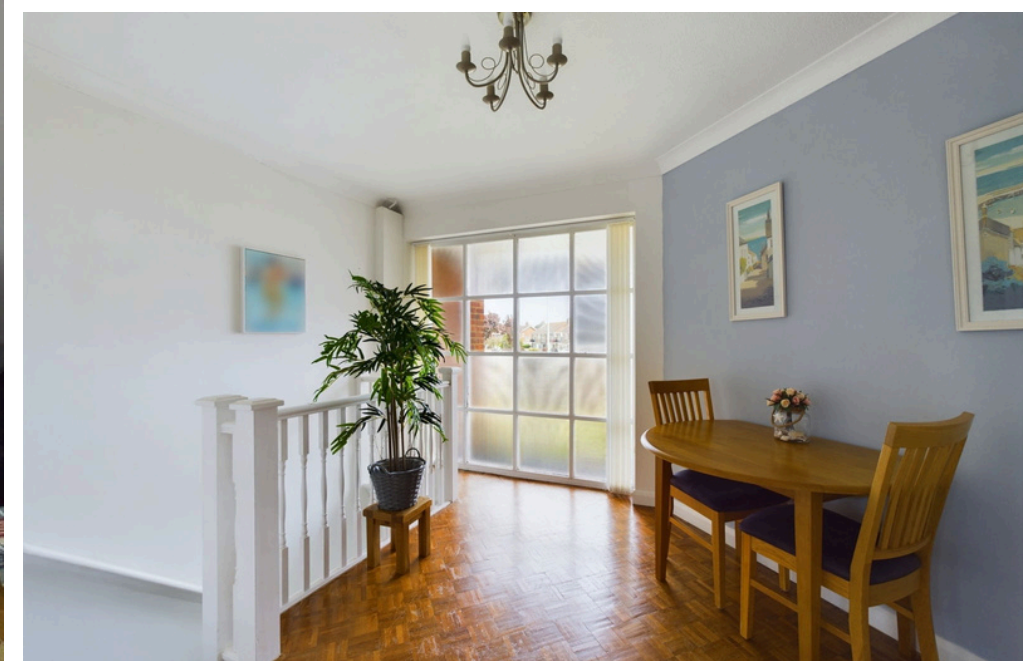




Alinora Crescent, Goring-by-sea, Worthing, BN12 4HH

Offers Over £300,000





We are delighted to be able to offer you a well presented, first floor, purpose built flat for sale. The property has a private entrance, two double bedrooms, refitted kitchen, shower room, private garden and garage in the compound.

Key Features

- FREEHOLD
- Less Than 200 Yards from Goring Seafront
- Garage in Compound
- Garden
- Modern Shower Room
- Refitted Kitchen
- 17'10ft Lounge
- Two Double Bedrooms
- First Floor Purpose Built Flat



2 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Communal front door with stairs rising to the first floor. Front door leading into the entrance with access to rooms and storage cupboard. The apartment offers a fitted kitchen with matching wall and base units, integrated fridge/ freezer, built in double oven, gas hob, integrated dishwasher, space for washing machine, sink and drainer. The lounge/ dining room offers a feature bay window overlooking Grand Avenue. There are two bedrooms with the primary bedroom benefitting from built in wardrobes and access to the en-suite shower room. The guest bathroom comprises of bath with shower attachment, wash hand basin and WC.

EXTERNAL

One allocated parking bay, bike store and communal grounds.

LOCATION

in desirable Grand Avenue, Montague House is 350 yards to West Worthing train station and bus routes run along Grand Avenue. Goring Road Shopping facilities with its array of eateries, convenience stores and shops is located 0.4 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.3 miles away.

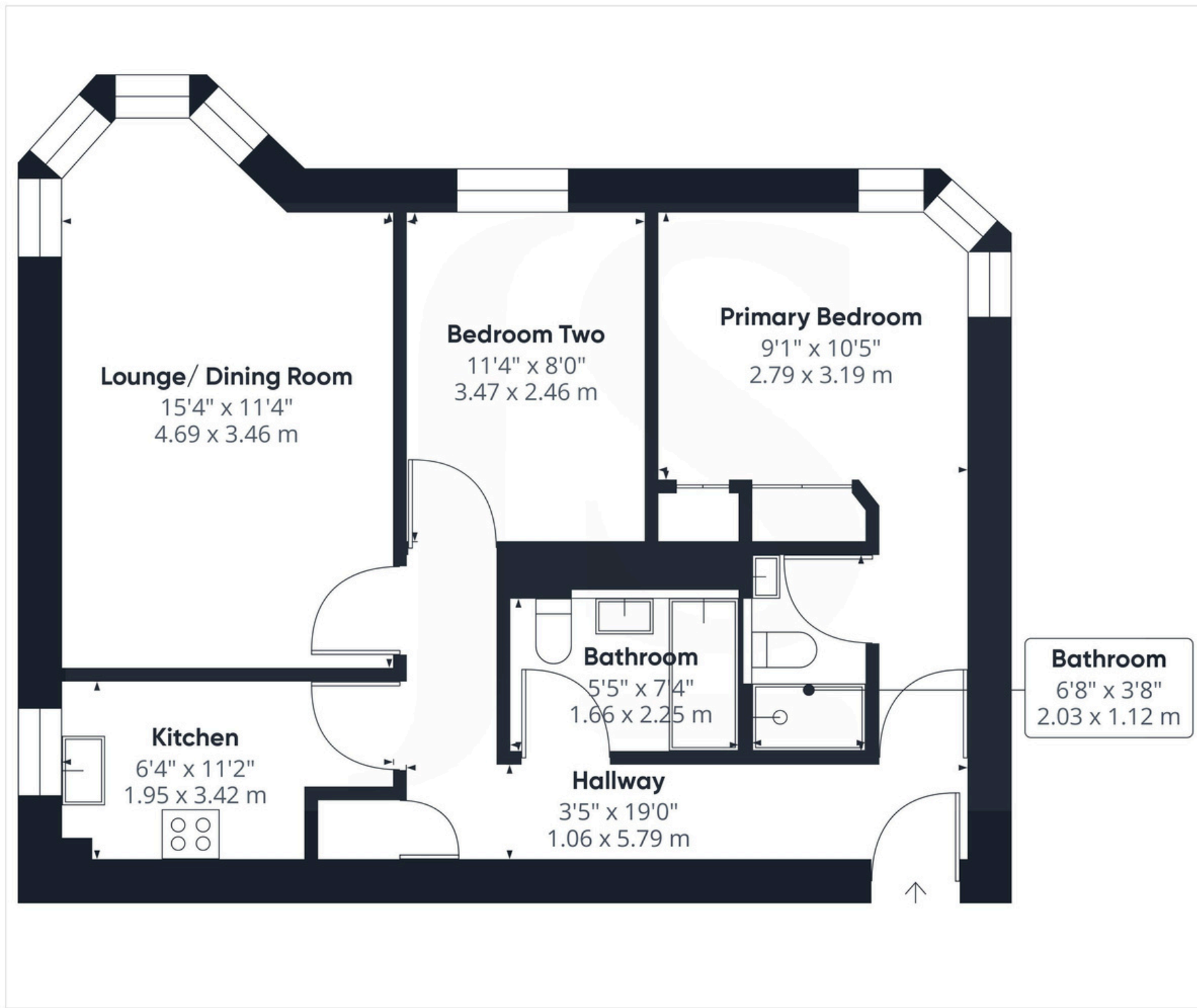
TENURE

Lease: 975 Years remaining

Service Charge:

Ground Rent:





JS

Approximate total area⁽¹⁾
653.48 ft²
60.71 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(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	

Property Details:

Floor area (as quoted by EPC): 91 sqm

Tenure: Leasehold

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.