



Asking Price
£395,000
 Freehold

Alinora Crescent, Goring-by-Sea,

- Ground Floor Apartment
- Two Double Bedrooms
- Private Rear Garden
- Garage
- Freehold
- EPC Rating - TBC
- Council Tax band - C
- Close to Sea
- Private Entrance
- Viewing Essential

Robert Luff & Co are delighted to offer this purpose built spacious Ground Floor Freehold apartment being situated just off the beach in Goring-by-Sea, with its good amenities and bus route. The property has a private entrance and sun room. Spacious entrance hall, South facing living room, modern fitted kitchen/breakfast room with fitted appliances with Bi-folding doors onto the private rear garden, two double bedrooms and modern shower room/w.c. Outside the property has the front garden and a garage in a small compound behind. Other benefits are gas fired central heating and double glazing. Internal viewing is strongly recommended for this properties presentation and position to be fully appreciated

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 Luff & Co**
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Accommodation

Front Porch/Sun Lounge

Double glazed front door, tiled flooring, radiator, sliding patio doors onto front garden, further double glazed door to:

Entrance Hall

Two cupboards, both for storage, two radiators, smoke detector, smooth ceiling

Living Room 17'10" x 12'4" (5.46 x 3.78)

Double glazed window, two radiators, smooth ceiling, TV point, two wall light points.

Kitchen/ Breakfast Room 11'5" x 9'10" (3.48 x 3.02)

Measurements to include modern fitted units with matching range of floor and wall units with work top surfaces and inset unit with mixer tap, built in oven, microwave, gas hob and extractor, built in washing machine, dishwasher, fridge freezer, combi gas fired central heating boiler, tall radiator, smooth ceiling, space for table, bi-folding doors overlooking and onto rear garden.

Bedroom One 13'3" x 9'10" (4.04 x 3.02)

Measurements to include built in wardrobes with hanging and shelving, radiator, double glazed window, telephone point.

Bedroom Two 11'7" x 11'6" (3.54 x 3.51)

radiator, double glazed window.

Shower room/W.C

Walk in double shower with wall mounted shower and glass screen, pedestal wash hand basin and close coupled low-level w.c, tiled walls and floors, cupboards providing storage, two obscured double glazed windows, heated towel rail, mirror.

Outside

Front Garden

Laid to shaped lawns, well stocked borders and paved pathway.

Private Rear Garden

with side access, laid to decking, panel fencing and rear door to garage compound

Garage

in compound with up and over door and accessed via Alinora Crescent.

Agents Note

The property is Freehold and the seller advises us that the external maintenance is split equally with the first floor



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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive 2002/91/EC			

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.