



Offers In Excess Of  
£600,000  
Freehold

## Alinora Close, Goring-By-Sea,

- Detached Bungalow
- South Goring Location
- Garage and Driveway
- Council Tax Band - E
- West Rear Garden
- Three Bedrooms
- Large Living/Dining Room
- EPC Rating - D
- Freehold
- Viewing Essential

Robert Luff & Co are delighted to offer this well presented Detached Bungalow, situated in the sought after location of Goring-by-Sea being just 0.4 miles to the beach. It is in a quiet close with great access to a number of amenities including shops, cafe's, restaurants, mainline train station and local bus routes. The spacious accommodation in brief comprises of entrance porch, entrance hall, open plan living/dining room with log burner and two sets of bi-folding doors onto the west facing rear garden, fitted kitchen, three bedrooms, shower room/w.c, ample parking leading to the garage. Internal Viewing is essential to fully appreciate this property

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## Accommodation

### Entrance Porch

double glazed front door into entrance porch, tiled flooring, door to

### Entrance Hall

engineered oak flooring, access to loft space which has storage and houses the gas fired central heating boiler, large walk in storage cupboard with shelving, a light and electric circuit breaker fuse box radiator, smooth & coved ceiling with spotlights, thermostat control unit for heating and double doors into

### Cloakroom/w.c

low level w.c, wash hand basin and cupboard below, tiled floor and part tiled walls, heated towel rail, obscured double glazed window, smooth ceiling with spotlights

### Living/Dining Room 22'7" > 9'5" x 16'8" (6.89 > 2.89 x 5.102)

three radiators, log burner, smooth & coved ceiling with spotlights, tv point, engineered oak flooring, two sets of bi-folding doors overlooking and onto the west facing rear garden

### Kitchen 11'5" x 8'8" (3.49 x 2.65)

measurements to include fitted units and comprising of one and a half single drainer sink unit with mixer taps, units and drawers under and over the work top surfaces, heated towel rail, tiled flooring, smooth ceiling with spotlights, built in dishwasher, fridge freezer, washing machine and extractor fan, space for range cooker, double glazed window and double glazed door to side access

### Bedroom One 14'7" x 11'5" (4.47 x 3.5)

two double glazed windows with fitted shutter blinds, two radiators, engineered oak flooring, tv point, smooth & coved ceiling with spotlights

### Bedroom Two 11'5" x 10'8" (3.48 x 3.26)

double glazed window with fitted shutter blinds, radiator, engineered oak flooring

### Bedroom Three 8'7" x 7'0" (2.64 x 2.145)

measurements to include fitted bedroom furniture, radiator, double glazed window, smooth ceiling with spotlights

### Shower room/w.c

low level w.c, corner shower cubicle with wall mounted shower with large drench head and side rinser, radiator, obscured double glazed window, tiled walls and floor, smooth ceiling with spotlights and extractor unit, wash hand basin with cupboard to below and side and fitted mirror

### Outside

#### Front Garden

laid to lawn

#### Garage 18'6" x 7'8" (5.66 x 2.36)

which is approached via a brick paved and shingle driveway, gates then leading to the garage with electric up and over door, gas metre, power and light and double glazed door to

#### West Facing Rear Garden

mainly laid to lawn, paved patio's, seating areas, flower and shrub borders, enclosed by brick walls



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Total area: approx. 112.5 sq. metres (1210.9 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	6782
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	CurrentPotential
(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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