



£1,100 Per
Calendar Month

Alinora Crescent, Worthing

- Two Bedroom Ground Floor Flat
- Private Garden & Private Entrance
- Well Presented Throughout
- Available Now
- Close to Seafront
- EPC Energy Rating E (44)

**** VIEWINGS NOW FULLY BOOKED **** Robert Luff Lettings are delighted to offer this extremely well presented ground floor two bedroom apartment located within the highly sought after area of Goring by Sea. The property features a private rear garden as well as a spacious lounge, modern kitchen and bathroom two bedrooms. Situated within a short walk of the beach this is a must view! Available now.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

ENTRANCE

Frosted double glazed door to:-

Entrance Vestibule

Electric meter cupboard. Door to:-

Entrance Hall

Radiator. Cupboard with storage and storage over. Further cupboard with storage over.

Bathroom

Comprising; panel enclosed bath with shower attachment. Walk in shower unit with rain shower. Vanity style wash hand basin with mixer tap. Heated towel rail. Extractor fan. Partially tiled walls. Tiled flooring. Frosted double glazed window.

Separate W.C

Low level flush W.C. Wash hand basin with mixer tap. Tiled flooring. Frosted double glazed window.

Kitchen 11'9" x 10'5" (3.58m x 3.18m)

Range of matching wall and base units. One and half bowl stainless steel sink unit inset into worksurfaces with mixer tap and drainer. Four ring hob inset with oven under and extractor over. Integrated dishwasher. Space for fridge freezer. Radiator. Partially tiled walls. Pantry style cupboard. Coving. Double glazed window.

Lobby Area

Space and plumbing for washing machine. Radiator. Frosted double glazed door to providing rear access.

Bedroom Two 10'10" x 9'6" (3.30m x 2.90m)

Radiator. Coving. Double glazed window to front aspect.

Bedroom One 12'11" x 10'11" (3.94m x 3.33m)

Radiator. Coving. Double glazed window to front aspect.

Lounge 18' x 11'10" (5.49m x 3.61m)

Radiator. Coving. Wall lighting. Dual aspect with double glazed window to rear aspect and double glazed doors providing access to:-

Rear Garden

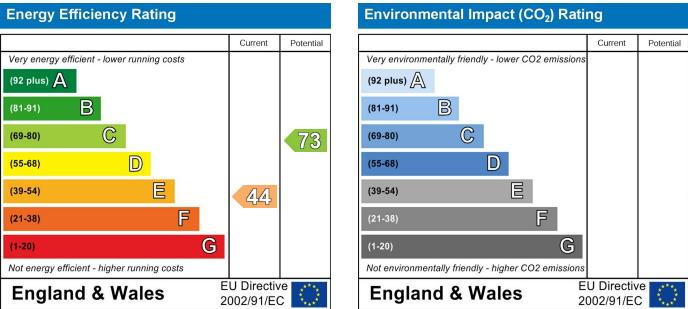
Mainly laid to artificial lawn. Partially laid to patio. Shrub borders. Gated side access.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.