



111 Alinora Crescent  
Worthing, BN12 4HJ

Asking price £750,000

## 111 Alinora Crescent

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James & James Estate Agents are delighted to bring to the market this handsome detached residence located in favoured South Goring being located just a short stroll from the beach and shops.

Offering versatile accommodation afforded by the ground floor shower room and additional reception room this property would be ideal for visiting dependants or families who are co habiting.

In brief the accommodation comprises; Entrance porch, entrance hall with glass balustrade drawing your eyeline towards the easy rising staircase, stunning SOUTH facing lounge with LOG BURNING stove. Boasting a pleasing outlook over landscaped rear gardens. Additionally there is a separate dining room, modern fitted kitchen with lean to, dining room, ground floor shower room with WC and a utility room. To the first floor there is a master bedroom with walk in dressing room & wardrobes with an en suite shower room. Three further bedrooms, a study/homework hub, modern family bathroom and access to loft space.

Outside the landscaped SOUTH facing rear garden is a particular feature of the property being laid predominantly to lawn with feature Indian sandstone patio and vegetable plot to the rear.

The front garden is also landscaped whilst the remainder is arranged to provide off road parking in turn leading to a GARAGE with power and light with return personal door to the garden

Other benefits of this property include solar renewable energy panels, under floor heating, double glazing and gas central heating. In our opinion internal viewing is considered to appreciated the overall size and condition of the fabulous Goring By Sea home.





Entrance Porch  
9' x 3'10 (2.74m x 1.17m)

Entrance Hall

Lounge  
19'11 x 16'1 (6.07m x 4.90m )

Kitchen/Breakfast Room  
16 x 9'10 (4.88m x 3.00m )

Side Lean To  
10'1 x 5'6 (max) (3.07m x 1.68m  
(max) )

Ground Floor Shower Room  
8'6 x 5'4 (2.59m x 1.63m)

Utility Room  
5'10 x 5'5 (1.78m x 1.65m)

Dining Room  
11'11 x 11'7 (3.63m x 3.53m)

Bedroom 1 (incl. dressing area)  
20'1 x 8'7 (6.12m x 2.62m)

En Suite Shower Room

Bedroom 2  
12'11 x 12'1 (3.94m x 3.68m)

Bedroom 3  
13'6 x 9'11 (4.11m x 3.02m)

Study/Homework Hub  
6'7 x 7' (2.01m x 2.13m)

Bedroom 4  
11'6 x 6'6 (3.51m x 1.98m)

Family Bathroom

South Garden

Garage and Off Road Parking



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

