JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: info@jamesandjamesea.co.uk
119 George V Avenue | Worthing | West Sussex | BN11 5SA
50B Ferring Street | Ferring | West Sussex | BN12 5JP
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

162 Alinora Crescent

Goring-By-Sea, Worthing, BN12 4HW

Offers in the region of £700,000

Freehold Council Tax Band E

3 | 1 | 1 | D

A STONES THROW FROM THE BEACH

James & James Estate Agents are delighted to offer for sale this superb, well extended THREE bedroom detached bungalow located just off Goring seafront. TWO SHOWER ROOMS & a WEST facing garden

The property has been extremely well maintained and improved by the current owners and has many features including a large west facing garden with an additional area of garden currently used as a vegetable plot.

Situated in this much sought-after location of Worthing within close distance of Goring Seafront and greensward. Comprehensive shopping facilities are situated nearby whilst local bus routes provide services to surrounding districts and Worthing Town Centre itself.

A double glazed entrance porch leads to an entrance hall with built-in cupboards. The 'L' shaped double aspect lounge/diner is a spacious room with a feature fireplace and gas fire. The kitchen has been refitted with a modern range of white fronted units including a fridge freezer, dishwasher and washing machine.

The master bedroom is a spacious dual aspect with a modern fully tiled en-suite shower room. Bedroom two is a good size double with a built-in cupboard. Bedroom three is currently used as a sun room and has double glazed bi-fold doors leading to the rear garden. The main bathroom room has been refitted with a modern white suite comprising a tiled shower cubicle, wash hand basin, close coupled W.C. and tiled walls & floor.

Externally the front garden is with a number of shrubs and plants in a shingle bed leading to a detached brick-built garage with a personal door to the rear.

The rear garden is a particular feature of the property with the main section being west facing and laid to lawn with flower & shrub borders & patio area. There is also an additional section of South facing rear garden which is currently used as a vegetable patch with greenhouse and timber shed.

Lounge/diner
21'0 x 11'10 opening to 21'3 (6.40m x 3.61m opening to 6.48m)

Modern Kitchen
14'0 x 9'2 (4.27m x 2.79m)

Luxury Shower Room

Bedroom one
24'02 nar 14'3 x 11'10 (7.37m nar 4.34m x 3.61m)

Luxury en-suite shower room

Bedroom two
13'2 x 9'11 (4.01m x 3.02m)

Bedroom three (currently used as sun room)
13'10" x 12'2" (4.24m x 3.71m)

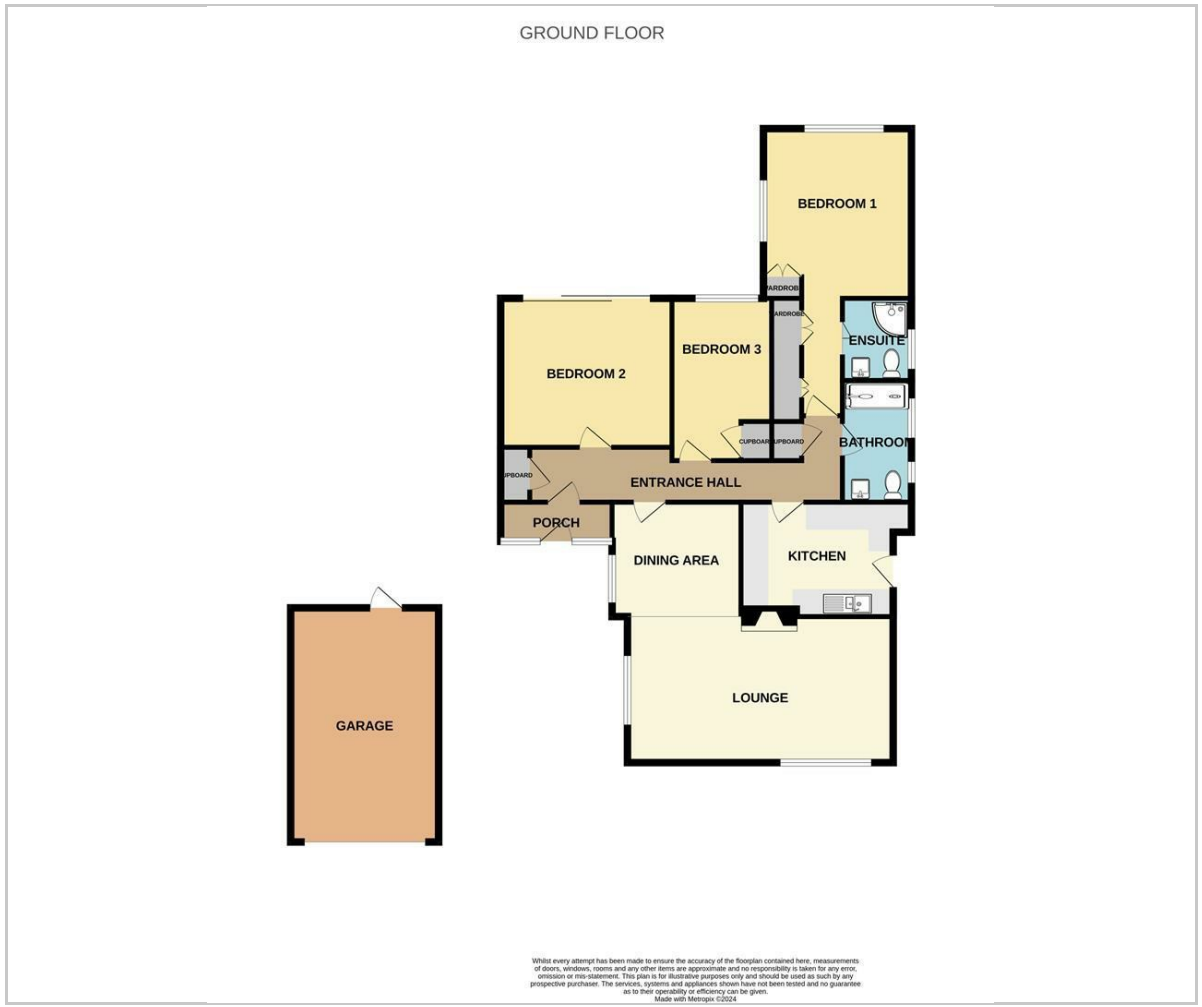
Family Shower Room

Feature West Facing Rear Garden

Off Road Parking

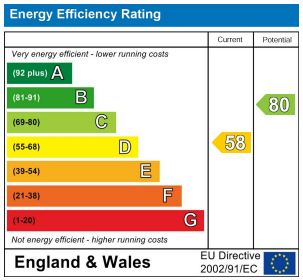
Garage

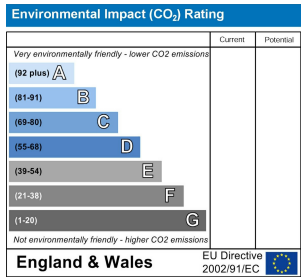
Floor Plan



Area Map

Energy Efficiency Graph





Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.