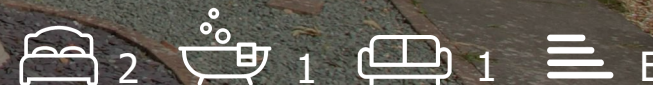


73 Alinora Crescent

Goring-By-Sea, Worthing, BN12 4HY

£1,250 Per month

Council Tax Band C



OPEN HOUSE THURSDAY 19TH JUNE. By Appointment Only. \*NO DEPOSIT OPTION AVAILABLE\*. We are delighted to offer this recently redecorated first floor flat situated in the ever popular Goring by Sea, postioned moments from the Seafront.

The property benefits from a private entrance, brand new carpets and a brand new bathroom. External benefits include a sunny aspect balcony and a section of garden to the front.

Internal accommodation includes two double bedrooms, kitchen breakfast room, modern bathroom and a spacious lounge.

Offered unfurnished and available early July 2025.

## ENTRANCE

Stairs To First Floor

Entrance Hall

Lounge

17'11 x 11'9 (5.46m x 3.58m)

Balcony

Kitchen Breakfast Room

11'1 x 10'9 (3.38m x 3.28m)

Bedroom One

13'11 x 12'1 (4.24m x 3.68m)

Bedroom Two

13'11 x 8'6 (4.24m x 2.59m)

Bathroom





OUTSIDE  
Private Section of Garden

The floor plan for Alinora Crescent is a 2-bedroom property. It features a central hallway (brown) that provides access to the following rooms:

- Lounge:** A large yellow room at the top left.
- Bedroom 1:** A yellow room at the top right.
- Bedroom 2:** A yellow room in the middle left.
- Bathroom:** A light blue room in the middle right.
- Kitchen:** A yellow room at the bottom right.
- Balcony:** A green room attached to the left of Bedroom 2.
- Stairs:** Located between Bedroom 1 and the Bathroom, with a 'DOWN' arrow indicating the direction.
- Storage:** Three storage areas are shown: one in the hallway, one in the kitchen area, and one in the bottom right corner.
- Porch:** A small brown area at the top right, adjacent to Bedroom 1.
- Wardrobes:** Three wardrobes are located in the top right area, adjacent to Bedroom 1.

The plan also includes a small 'ORAG' (likely a typo for 'ORANGE' or 'ORANGE') area near the bottom left storage area.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please contact our Ferring Lettings Office on 01903 958770  
if you wish to arrange a viewing appointment for this property or require further information.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## A map of Goring-by-Sea, Dorset, showing the location of Goring-by-Sea Beach. The beach is marked with a purple icon and labeled 'Goring-by-Sea Beach'. The map shows the coastline and several roads, including A259, Warnham Rd, Alnora Ave, Cowdray Dr, Parklands Ave, Brook Barn Way, Seafield Ave, and Marine Cres. A green pin is placed on the map near the intersection of Alnora Ave and Cowdray Dr. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
|                                             |  | 71                         | 40        |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential |
|-----------------------------------------------------------------|--|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                            |           |
|                                                                 |  |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive<br>2002/91/EC |           |