



14 Alinora Crescent, Worthing, BN12 4JB  
Offers In Excess Of £675,000

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We are delighted to offer this charming detached bungalow located in the sought-after area of Alinora Crescent, Goring-By-Sea, Worthing. The internal accommodation briefly comprises of, three reception rooms, two double bedrooms, a sizeable family bathroom and a large kitchen/Diner. Situated on a corner plot, this bungalow features wrap-around gardens, providing ample outdoor space for relaxation and entertaining. The location in Goring-By-Sea is highly desirable. With vacant possession available, this property is ready for you to move in and make it your own. Don't miss out on the opportunity to own this delightful detached bungalow in this prime location. Contact us today to arrange a viewing.

- Deatched Bungalow
- Corner Plot
- Chain Free
- Two/Three Double Bedrooms
- Wrap Around Gardens
- Two Driveways
- Garage
- Viewing Highly Recommended









#### Entrance Porch

2.9 x 2.4 (9'6" x 7'10")

Tiled flooring throughout. Two double glazed obscure windows. Radiator.

#### Internal double glazed door leading to;

#### Hallway

7 x 2.1 (22'11" x 6'10")

radiator. Access to cupboard housing meters. Access to loft via pull down ladder.

#### Kitchen/Diner

9.2 x 2.6 (30'2" x 8'6")

The kitchen area contains tiled flooring throughout. Roll edge work surfaces with a range of matching wall and base units. Integrated 'Bosch' double oven. 'Bosch' electric four ring hob with extractor hood above. Stainless steel inset sink unit with drainer. Part tiled walls. Two double glazed windows. Inset spotlights. The dining area has a feature double glazed bay window. Carpeted throughout. Further double glazed window. Radiator.

#### Utility / W/c

4.2 x 2.8 (13'9" x 9'2")

Carpeted throughout. Two double glazed windows. Roll edge work surfaces with a range of matching base units. Space for various



appliances including dishwasher, washing machine and tumble dryer. Newly fitted Wall mounted 'Baxi' combination boiler. Door leading to W/c. Frosted double glazed window. Radiator. Low level W/c. Wall mounted sink unit. Parti tiled walls.

#### Living Room

5 x 4.6 (16'4" x 15'1")

Carpeted throughout. Feature curved bay window with double glazed windows. Gas fire with hearth surround. Fitted wall lights. Radiator. Double glazed door leading onto rear garden. Tv and telephone point.

#### Dining Room / Bedroom Three

4 x 3.1 (13'1" x 10'2")

Carpeted throughout. Double glazed window. Obscured internal window. Radiator.

#### Bedroom One

4.3 x 2.9 (14'1" x 9'6")

Carpeted throughout. Double glazed window. Radiator. Fitted wardrobes.

#### Bedroom Two

3.9 x 3.2 (12'9" x 10'5")

Carpeted throughout. Double glazed window. Radiator. Fitted wardrobes.



#### Bathroom

3.4 x 2.6 (11'1" x 8'6")

Tiled flooring throughout. Fully tiled walls. Two obscure double glazed windows. Inset spotlights. Radiator. Corner shower cubicle. Panelled bath. Low level W/c with matching Bidet. Sink unit.

#### Integral Garage

5.2 x 2.7 (17'0" x 8'10")

Access via electric up and over door. Power and lighting.

#### Outside

A true feature of this wonderful property is the sizeable wrap around style gardens. you have a a range of lawned area with mature shrub and tree borders. Two Driveways providing parking for multiple cars. One of which providing access to garage. To the rear you have a further large lawned area. With a patio area perfect for seating.

#### Required Information

Council tax band: E

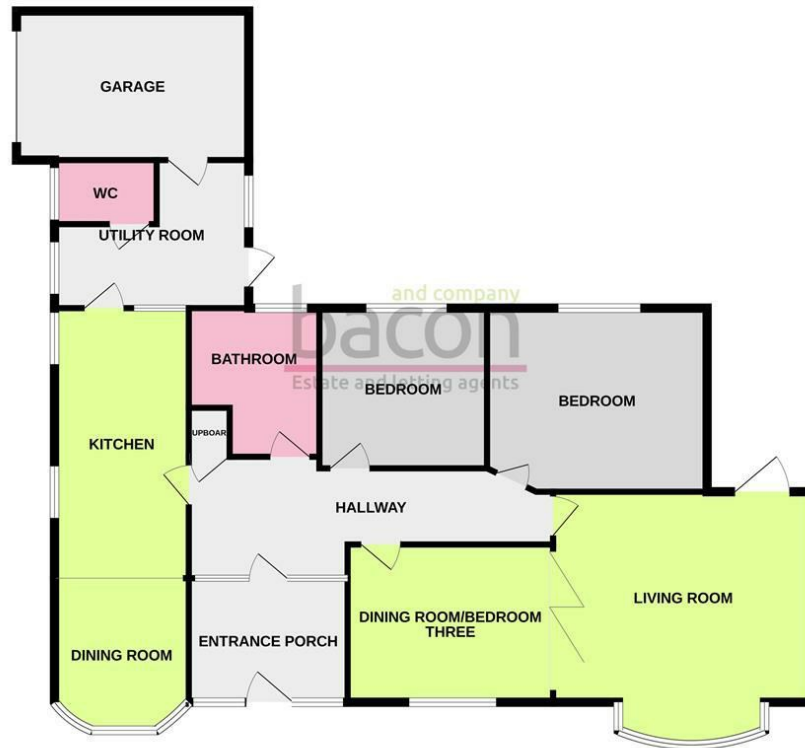
Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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