



2 Alinora Drive, Worthing, BN12 4LS
Guide Price £625,000

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A three bedroom detached bungalow situated within the highly sought after catchment area of Goring By Sea and positioned on a larger than average sized corner plot. The home offers both spacious and versatile accommodation consisting of a storm porch, enclosed entrance porch, reception hall, open plan lounge/dining room, kitchen/breakfast room, three bedrooms, shower room/w.c, separate cloakroom, loft, two private driveways, garage and gardens to three sides.

- Detached Bungalow
- Three Double Bedrooms
- Close To Seafront
- GCH With New Boiler in 2020
- Double Glazed Windows New 2023
- Re-Fitted Shower Room 2024
- Larger Than Average Plot
- Viewing Essential





Storm Porch

Outside courtesy light. Composite front door to the entrance porch.

Enclosed Entrance Porch

1.47m x 1.37m (4'10 x 4'6)

Textured ceiling. Inner door to the reception hall.

Reception Hall

4.95m max x 2.31m max (16'3 max x 7'7 max)

Built in storage cupboard. Built in airing cupboard with water tank and slatted shelving.

Radiator. Central heating thermostat and programmer. Coved and textured ceiling with access to loft space via a pull down ladder. Doors to all rooms.

Lounge/Dining Room

8.15m x 3.35m (26'9 x 11'0)

Lounge Area

Dual aspect via South facing double glazed windows and two West aspect double glazed windows. Yorkstone fireplace with an inset electric fire, display plinths, shelving and mantle over. Radiator. Two wall light points. Coved and textured ceiling. Opening to dining area.

Dining Area

West aspect via double glazed sliding doors. Radiator. Coved and textured ceiling. Door to kitchen. NB: narrowing to 9'5 in dining area.

Kitchen

3.51m x 3.48m (11'6 x 11'5)

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional

cupboards, wine rack and drawers under. Matching shelved wall units. Space for cooker and upright fridge/freezer. Cupboard housing space for washing machine. Part tiled walls.

Radiator. Space for dining table and chairs. Tile effect vinyl flooring. Levelled ceiling with spotlights. North aspect double glazed window and door.

Bedroom One

4.55m x 3.45m (14'11 x 11'4)

Dual aspect via South and East facing double glazed windows. Radiator. Coved and textured ceiling.

Bedroom Two

3.43m x 2.77m (11'3 x 9'1)

South aspect via double glazed windows. Built in double wardrobe. Built in shelved storage cupboard. Radiator. Coved and textured ceiling.

Bedroom Three

3.48m x 2.84m (11'5 x 9'4)

East aspect via double glazed windows. Radiator. Coved and textured ceiling.

Shower Room

2.24m x 1.93m (7'4 x 6'4)

New suite in February 2024 comprising of a step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Chrome ladder design radiator. Tiled walls. Levelled ceiling with spotlights and extractor fan. Obscure glass double glazed window.

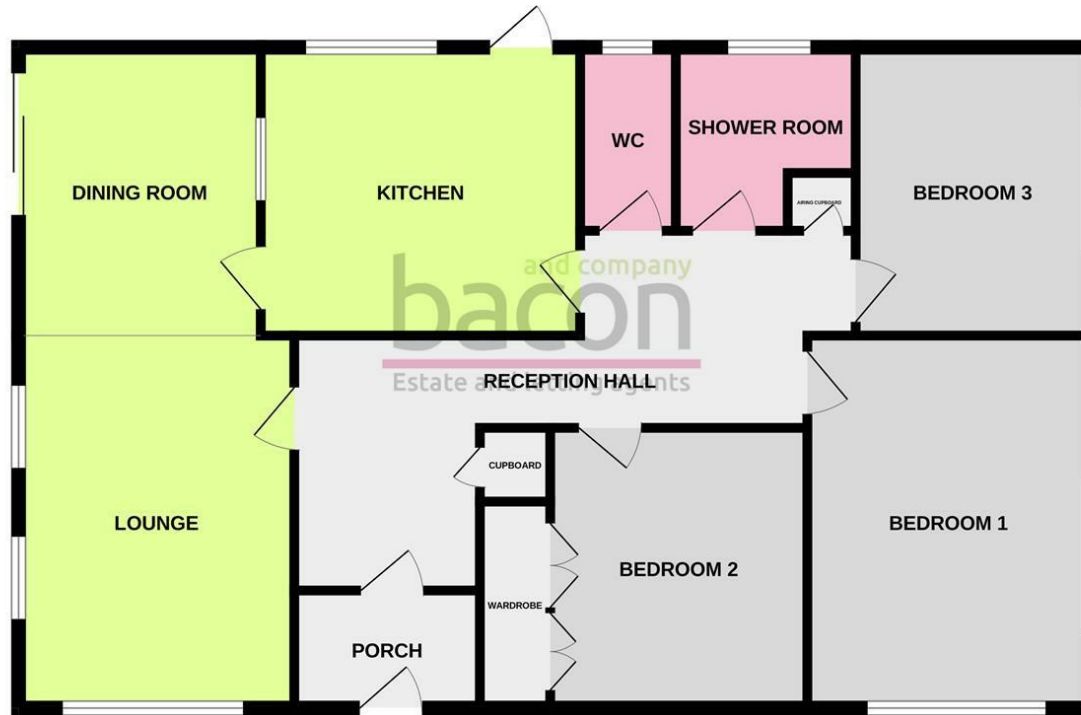
Separate W.C

2.13m x 0.79m (7' x 2'7)

New in 2024. Concealed push button w.c. Wash hand basin having mixer tap and storage cupboard below. Tiled walls. Levelled ceiling with spotlights. Obscure glass double glazed window.



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) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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