



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



33 Alinora Avenue

Goring-By-Sea, Worthing, BN12 4LZ

Offers in excess of £525,000

Freehold Council Tax Band E



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James & James Estate Agents are delighted to bring to the market this well presented and deceptively spacious bungalow situated on a South-East corner plot being offered for sale with the additional benefit of NO ONWARD CHAIN.

In brief the accommodation comprises spacious entrance hall with access to a large loft space, double aspect lounge/diner and West facing UPVC double glazed conservatory. There are three double bedrooms, a bathroom with toilet and an additional separate W.C.

The gardens are a particular feature of the property being predominately being arranged to all four sides. The larger part of the rear garden has a westerly aspect and off-road parking that in turn leads to a detached garage with up & over door.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and potential of this wonderful detached bungalow.

Situated in Alinora Avenue, the beach is just a short walk away, whilst Goring Road which caters for every day shopping facilities is also close at hand. Buses serve the area and the bungalow is ideally situated between two mainline railway stations at Durrington-on-Sea and Goring-by-Sea which give great links to most major towns and cities.

The property is also within catchment of Marriott's nursery school and West Park/Goring primary school.





Spacious entrance porch
12'4 x 15'1 (3.76m x 4.60m)

Double aspect lounge/diner
26'8 x 11'9 narrowing to 8'9
(8.13m x 3.58m narrowing to
2.67m)

UPVC double glazed conservatory
17'6 x 9'4 (5.33m x 2.84m)

Fitted kitchen
11'6 x 11'7 (3.51m x 3.53m)

Family bathroom & W.C.
7'0 x 7'7 (2.13m x 2.31m)

Additional W.C.

Double aspect master bedroom
15'0 x 11'5 (4.57m x 3.48m)

Bedroom two
9'1 x 11'6 (2.77m x 3.51m)

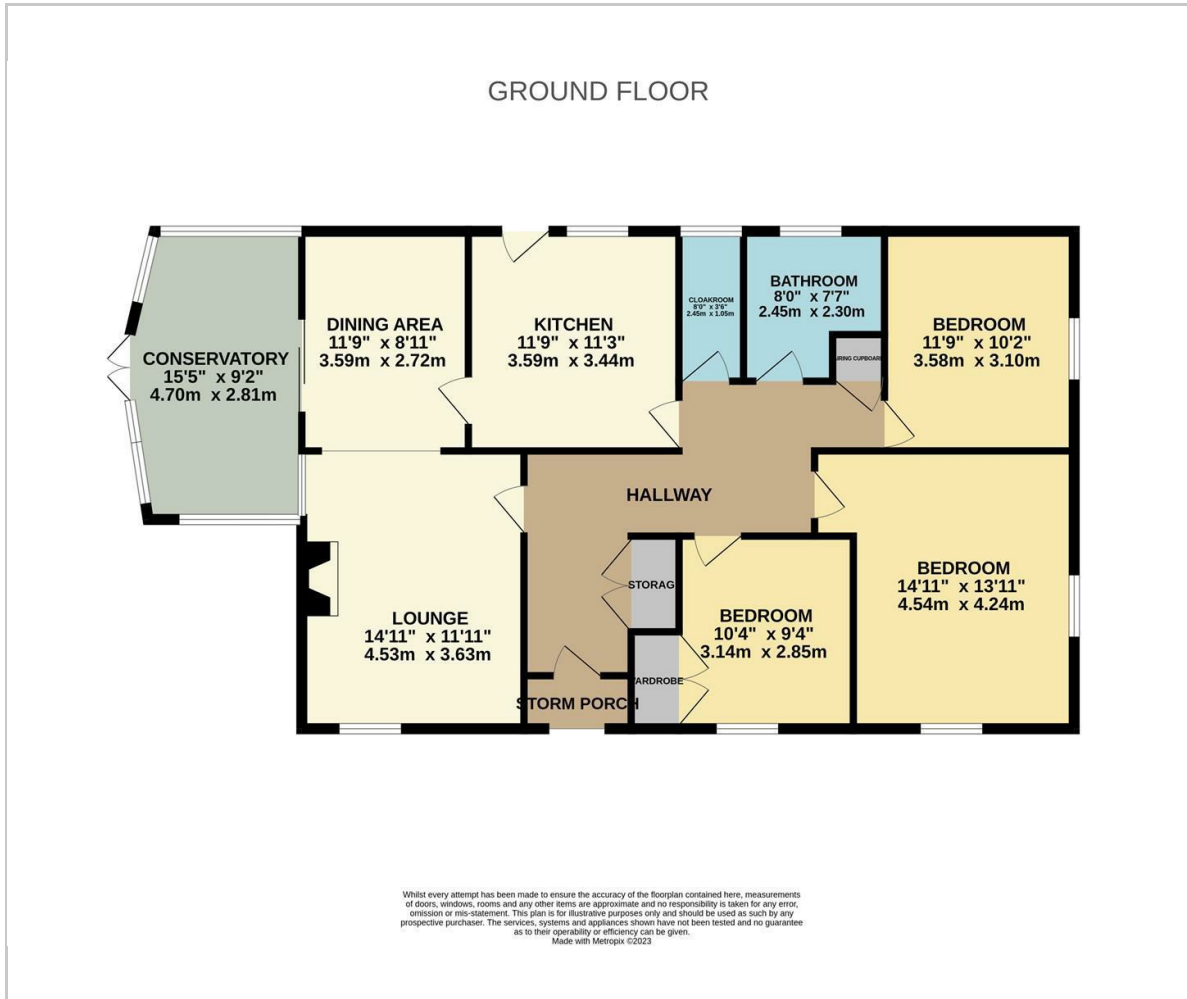
Bedroom three
11'5 x 9'7 (3.48m x 2.92m)

Gardens to all four sides

Off road parking

Garage
19'6 x 9'8 (5.94m x 2.95m)

Floor Plan

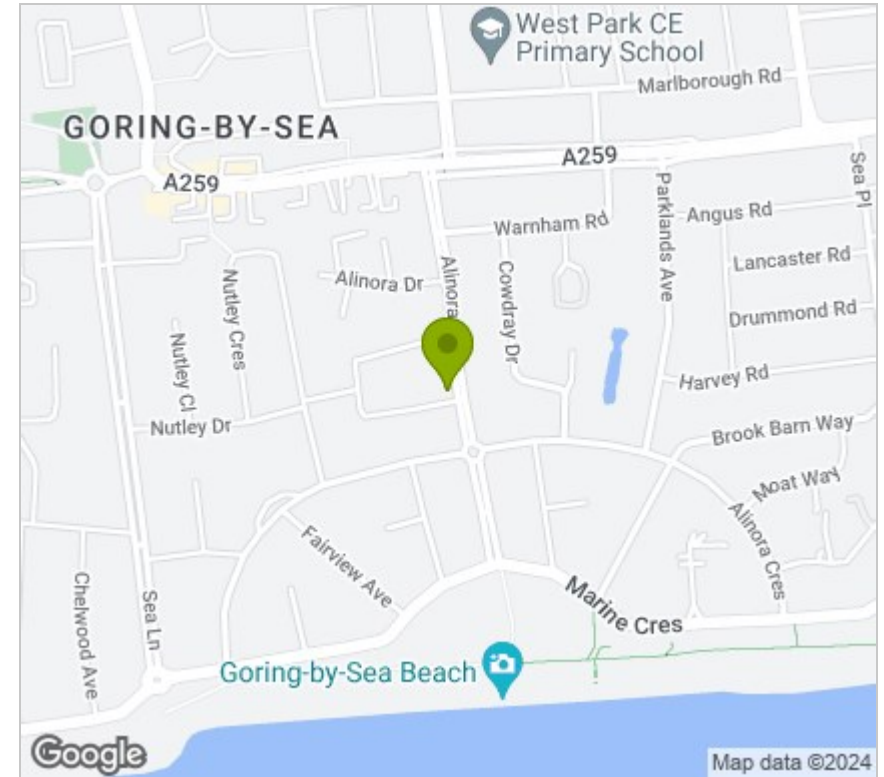


Viewing

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.

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Area Map



Energy Efficiency Graph

