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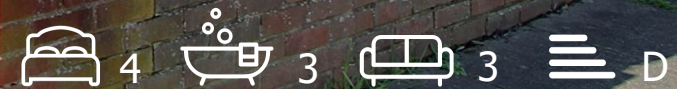


21 Alinora Avenue

Goring-By-Sea, Worthing, BN12 4NB

Guide price £650,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this intriguing attached/semi-detached well extended four bedroom home moments from the beach in favoured South Goring.

In brief the accommodation comprises covered storm entrance into spacious entrance hall, L shaped lounge/diner, triple aspect extension providing additional reception room, kitchen/breakfast room, large storage cupboard, ground floor shower room. To the first floor there are four double bedrooms with the master bedroom boasting a en-suite bathroom and dressing area, and there is a further family bathroom.

Externally the West facing rear garden is laid predominately to paving with a small area of lawn, and there is a double length garage extending over 30ft . There is also ample off road parking. Other benefits include gas central heating and double glazing.

The property does require modernisation, however internal viewing is considered essential to appreciate the overall size and versatility of this substantial home.

Located to the southern end of Alinora Avenue the property is situated just a short stroll from the Greensward and beach. Buses serve the area and the Goring Road shops are also close by. The nearest mainline railway is Durrington-on-Sea giving great access to most major towns and cities.

Covered entrance

Spacious entrance hall
15'0 x 8'5 (4.57m x 2.57m)

Lounger/diner
26'0 x 18'1 narrowing to 12'1 (7.92m x 5.51m narrowing to 3.68m)





Rear extension
16'5 x 11'5 (5.00m x 3.48m)

Kitchen/breakfast room
16'2 x 8'6 (4.93m x 2.59m)

Ground floor shower room
5'9 x 6'2 (1.75m x 1.88m)

Large storage cupboard

First floor landing

Access to loft via pull down ladder

Bedroom one
15'1 x 11'9 (4.60m x 3.58m)

En-suite bathroom
11'7 x 5'4 (3.53m x 1.63m)

Dressing area
13'0 x 4'2 (3.96m x 1.27m)

Bedroom two
14'9 x 11'10 (4.50m x 3.61m)

Bedroom three
11'9 x 8'0 (3.58m x 2.44m)

Bedroom four
11'3 x 15'3 (3.43m x 4.65m)

Family bathroom
8'3 x 7'0 (2.51m x 2.13m)

Front garden

Ample off road parking

Double garage with remote up & over door, power &
38'10 x 9'3 (11.84m x 2.82m)

West facing rear garden

Large area of patio

Lawn



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

