



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto: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



64 Alinora Avenue

Goring-By-Sea, Worthing, BN12 4LX

Offers in excess of £600,000

Freehold Council Tax Band E





James & James are delighted to offer for sale this BEAUTIFULLY PRESENTED and WELL EXTENDED family home located in one of Goring's favoured road's less than half a mile from Goring SEAFRONT.

The accommodation comprises, glazed entrance porch into entrance hall, ground floor w/c, semi open plan WEST FACING living room with sliding doors into dining room and further reception room. There is a modern fitted kitchen with a range of base and eye level units and side door to car port.

On the first floor, there are three DOUBLE BEDROOMS, one of which benefitting from an en-suite bathroom and West facing balcony. There is also a well presented family bathroom.

Externally there is a sweeping block paved driveway leading to car port with ELECTRIC ROLLER roller door. To the rear is a STUNNING private garden which is mainly laid to lawn with mature bushes and patio seating area. There is also a detached garage.

Further benefits include double glazing, gas fired central heating and is presented to an exacting standard throughout.

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 property 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.

Glazed Entrance Porch  
8'2 x 3'4 (2.49m x 1.02m)







Spacious Entrance Hall

Ground Floor W/C

West Facing Lounge  
16'3 x 11'5 (4.95m x 3.48m)

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

Reception Room With Sliding  
Doors Onto Garden  
10'5 x 8'3 (3.18m x 2.51m)

Modern Fitted Kitchen  
13'7 x 8'7 (4.14m x 2.62m)

Bedroom Three With Fitted  
Wardrobes  
13" x 11'5 (3.96m x 3.48m)

Bedroom Two  
15" x 11'5 (4.57m x 3.48m)

Bedroom One  
16'5 x 8'8 (5.00m x 2.64m)

En-Suite Bathroom  
6'7 x 5'2 (2.01m x 1.57m)

Family Bathroom  
8'9 x 8'7 (2.67m x 2.62m)

Car Port With Electric Roller Door  
15'9 x 7'8 (4.80m x 2.34m)

Garage  
14" x 9'1 (4.27m x 2.77m)

Private Rear Garden



## Floor Plan

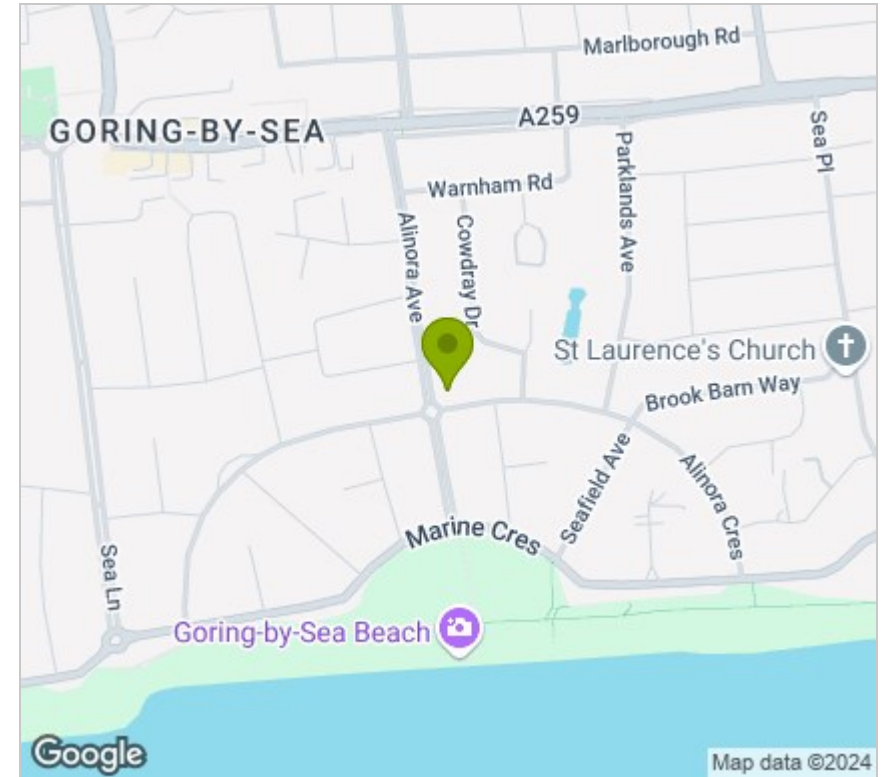


## Viewing

Please contact our Worthing 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

