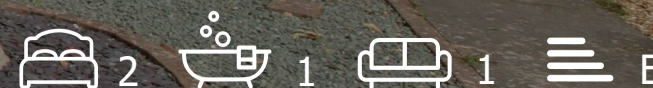


73 Alinora Crescent

Goring-By-Sea, Worthing, BN12 4HY

£1,250 Per month

Council Tax Band C





OPEN HOUSE THURSDAY 19TH JUNE. By Appointment Only. \*NO DEPOSIT OPTION AVAILABLE\*. We are delighted to offer this recently redecorated first floor flat situated in the ever popular Goring by Sea, postioned moments from the Seafront.

The property benefits from a private entrance, brand new carpets and a brand new bathroom. External benefits include a sunny aspect balcony and a section of garden to the front.

Internal accommodation includes two double bedrooms, kitchen breakfast room, modern bathroom and a spacious lounge.

Offered unfurnished and available early July 2025.

## ENTRANCE

Stairs To First Floor

Entrance Hall

Lounge

17'11 x 11'9 (5.46m x 3.58m)

Balcony

Kitchen Breakfast Room

11'1 x 10'9 (3.38m x 3.28m)

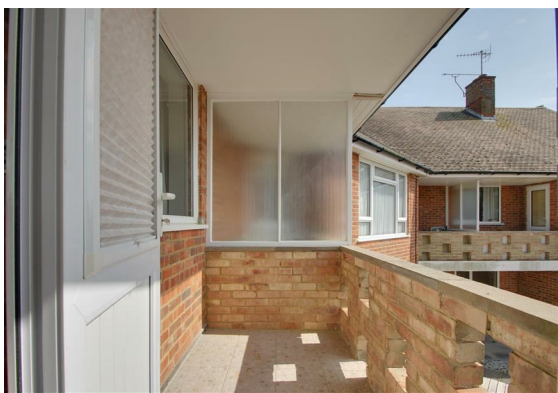
Bedroom One

13'11 x 12'1 (4.24m x 3.68m)

Bedroom Two

13'11 x 8'6 (4.24m x 2.59m)

Bathroom





OUTSIDE  
Private Section of Garden



ALINORA CRESCENT

Floor plan details:

- Lounge:** Large open area at the top left.
- Bedroom 1:** Located at the top right.
- Bedroom 2:** Located in the middle left.
- Kitchen:** Located at the bottom right.
- Bathroom:** Located between the kitchen and bedroom 1.
- Hallway:** Central corridor connecting rooms.
- Balcony:** Attached to Bedroom 2.
- Porch:** Small outdoor area at the top right.
- Wardrobes:** Three wardrobes located near Bedroom 1.
- Storage:** Two storage areas, one near the hallway and one near the kitchen.
- Stairs:** Located near the hallway, with a 'DOWN' arrow indicating the direction.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Please contact our Ferring Lettings Office on 01903 958770  
if you wish to arrange a viewing appointment for this property or require further information.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## A map of Goring-by-Sea, showing the location of Goring-by-Sea Beach. The beach is marked with a purple icon and labeled 'Goring-by-Sea Beach'. The map shows several roads: A259, Warnham Rd, Alnora Ave, Cowdray Dr, Parklands Ave, Brook Bam Way, Seafield Ave, Marine Cres, and Sea Ln. A green pin is located on Alnora Ave, near the intersection with Cowdray Dr. The map also shows a red 'H' icon for a hospital and a blue 'P' icon for a parking area. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

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			
		40	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	