



- **SPACIOUS FIRST FLOOR BALCONY FLAT**
- **TWO DOUBLE BEDROOMS**
- **16FT LOUNGE, 19FT FEATURE LANDING**
- **GARAGE AND GARDEN AREA**
- **PRIVATE ENTRANCE / NO CHAIN**
- **IN NEED OF MODERNISATION**



78 Alinora Crescent
Worthing BN12 4HH

£275,000

A spacious first floor flat situated in the highly sought after location of South Goring close to the sea front and local amenities. Accommodation offers a feature 19ft spacious landing with sliding doors to a southerly aspect semi circular balcony with sea views, two double bedrooms with built in wardrobes, lounge with sea glimpses, kitchen/breakfast room, shower room and separate WC. The property has a private entrance to the front and a internal staircase down to the rear of the property. Other benefits include gas fired central heating, a garage, loft space and a private section of garden to the front of the property. The apartment is in need of modernisation and is being sold with no ongoing chain.

Private Entrance

UPVC Double glazed door with stairs leading to:

First Floor Landing 19' 0" x 8' 2" (5.79m x 2.49m)

With storage cupboard, airing cupboard, radiator, loft hatch and double glazed sliding doors to:

Semi circular balcony

With space for table and chairs and sea views.

Lounge 16' 0" x 12' 1" (4.87m x 3.68m)

Double glazed window with South/East aspect with sea glimpse, radiator and electric fireplace with wooden surround.

Kitchen 12' 1" x 9' 10" (3.68m x 2.99m)

Range of fitted wall and base units, roll edged work surfaces, tiled splash backs and tiled effect flooring, single bowl stainless steel sink, double glazed window, space for washing machine and space for fridge/freezer, built in eye level oven and grill, 4 ring gas hob and extractor, radiator and door to internal stairs leading out to rear of property (boiler is located in stairwell).

Bedroom one 13' 5" x 11' 5" (4.09m x 3.48m)

Double glazed window with sea view, radiator and built in wardrobes.

Bedroom two 11' 2" x 9' 2" (3.40m x 2.79m)

Double glazed window with rear aspect, radiator and built in wardrobes.

Shower room

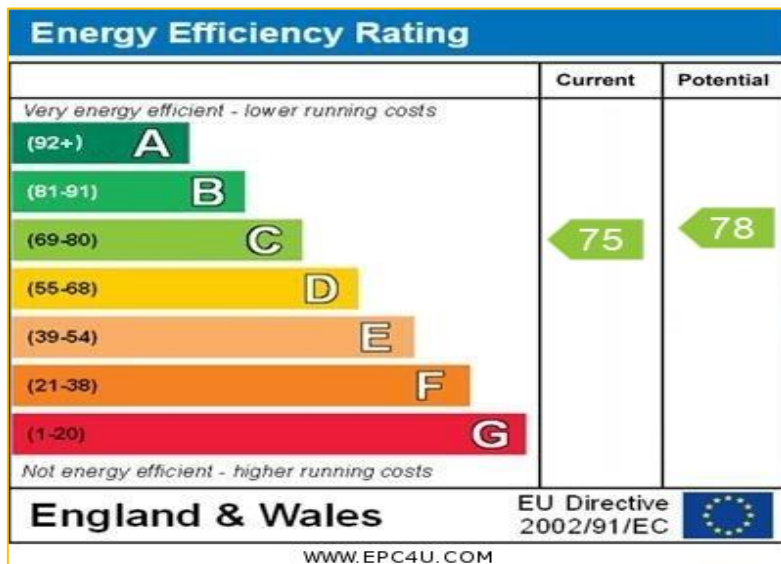
Corner shower cubicle with electric shower, wall mounted wash basin, double glazed window, heated towel rail, fully tiled walls and tiled flooring.

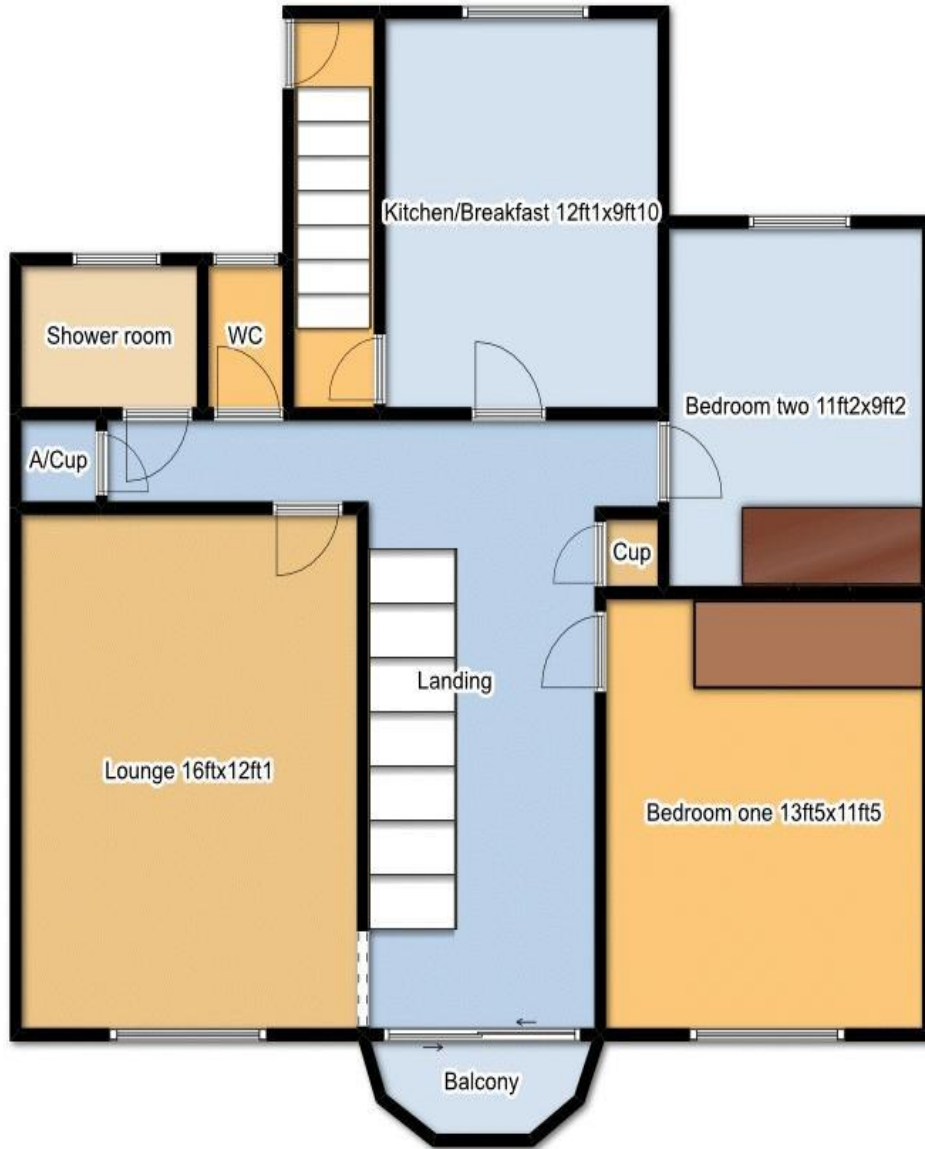
Separate WC

WC, double glazed window, tiled flooring.

Outside

Section of garden to the front with paving and flower borders, garage to the rear.





traditional values modern thinking