



IAN WATKINS
Estate Agents

01903 26 26 76

www.ianwatkins.co.uk

4 Selden Parade, Salvington Road, BN13 2HL



Alinora Crescent, Goring By Sea, Worthing, West Sussex, BN12 4HH

A 2 BEDROOM GROUND FLOOR FLAT WITH PRIVATE REAR GARDEN AND GARAGE

- Own Private Entrance
- Two Bedrooms
- 16'8" Lounge/Dining Room
- Shower Room & Sep WC
- Private Rear Garden
- Garage
- Double Glazed & Gas Heating
- Sought After Goring By Sea Area

GUIDE PRICE £290,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are very pleased to offer for sale this two bedroom ground floor apartment in the favoured Goring-by-Sea area, close to the seafront and beach, bus services and local shops in Goring Road. The accommodation features private entrance, lounge/dining room, kitchen, two double bedrooms, shower room and separate WC. Outside is a paved secluded rear garden, driveway and garage. Further features include double glazing and gas heating. Viewing highly recommended.

Accommodation in brief comprises:

PRIVATE ENTRANCE

Double glazed private front door to -

ENTRANCE PORCH

Glazed panelled door to -

ENTRANCE HALL

Built-in cloaks cupboard with hanging rail and shelf with cupboard over, radiator, coved and textured ceiling.

LOUNGE/DINING ROOM - 5.08m x 4.44m (16' 8" x 14' 7")

Narrowing at one end. Double glazed South facing window, coal effect fire with wooden surround and hearth, radiator, space for dining room table, coved and textured ceiling.

KITCHEN - 3.45m x 2.69m (11' 4" x 8' 10")

Excellent range of modern fitted units comprising inset single drainer stainless steel sink unit with mixer tap and cupboards under, roll top work surface adjacent with tiled splashback, space and plumbing for washing machine, fitted oven with 4-ring gas hob and concealed extractor over, base and drawer units, eye level cupboards, wall mounted gas fired Worcester boiler which supplies domestic hot water and central heating, space for tall fridge/freezer, radiator, textured ceiling, small breakfast bar, larder style cupboard with shelving, double glazed window and double glazed door giving access to the side and driveway.



BEDROOM ONE - 4.27m x 3.45m (14' x 11' 4")

Double glazed window and double glazed French style doors leading to the secluded paved private rear garden, radiator.

BEDROOM TWO - 3.66m x 3.48m (12' x 11' 5")

South facing double glazed window, radiator, coved and textured ceiling.

SHOWER ROOM

Comprising step-in shower cubicle with shower unit, pedestal wash hand basin, mirrored medicine cabinet, heated towel rail, double glazed frosted window, linen cupboard with slatted shelving and cupboard over.

SEPARATE WC

With low level suite, wash hand basin with tiled splashback, frosted double glazed window.

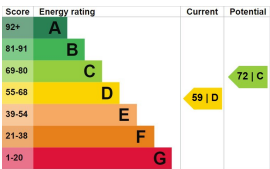
OUTSIDE

PAVED SECLUDED REAR GARDEN

With borders, gate giving access to the driveway which leads to the front and the garage.

GARAGE

With up and over door.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.