



28 Alinora Avenue, Worthing, BN12 4LX  
£1,450 Per Calendar Month



We are delighted to present this well-maintained two-bedroom ground floor flat, ideally situated on the sought-after Alinora Avenue in Goring-by-Sea. The property benefits from its own private entrance, leading into a smaller double second bedroom. The spacious and tastefully presented lounge offers a comfortable and welcoming living area. The main bedroom features fitted mirrored wardrobes and an additional built-in wardrobe, providing excellent storage. The bathroom is well-appointed with both a full-sized bath and a separate shower cubicle. The kitchen is fitted with a range of matching wall and base units and includes a double oven, gas hob, integrated microwave and spaces for a washing machine, upright fridge freezer, and an additional appliance. A standout feature of the property is the private rear garden. Located in a quiet, residential area of Goring-by-Sea, the flat is just a short stroll from the beach and the open Greensward parkland. Transport links are excellent, with frequent bus services and both Durrington-on-Sea and Goring-by-Sea train stations less than a mile away. Local amenities including shops, cafés, and healthcare services are all within walking distance. EPC Rating: C. Council Tax Band: C. Available mid April

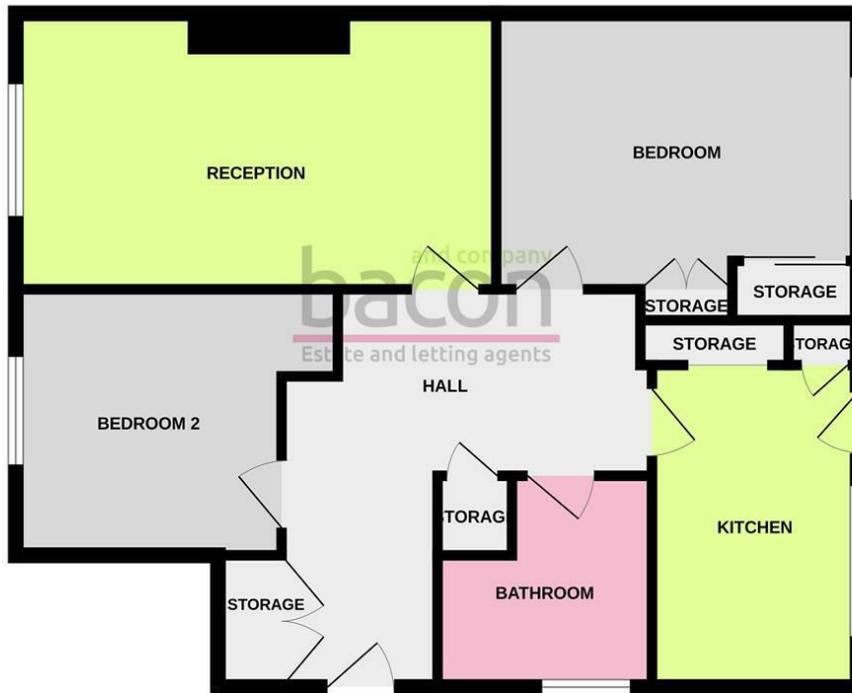
- Two Bedroom Ground Floor Flat
- Private Rear Garden
- Located Close To Goring Sea Front
- Available Now







GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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