

Alinora Crescent, Goring-by-Sea, Worthing, BN12

£825,000

Jacobs | Steel









Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: E

- Extended Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen/ Breakfast Room
- Ground Floor WC & Utility Room
- Bathroom & En Suite Shower Room
- South Facing Rear Garden
- Off Road Parking & Garage
- Less than 200 Meters To Goring-By-Sea Seafront
- Close To Local Shopping Facilities

We are delighted to offer to the market this beautifully presented and extended detached family home, ideally positioned in a highly sought-after area of Goring-by-Sea, just a couple of minutes' walk from the seafront. The property offers spacious and versatile accommodation, comprising four bedrooms, two bathrooms, three reception rooms, a modern fitted kitchen/breakfast room, ground floor study and WC. Further benefits include a south-facing rear garden, off-road parking and a garage, making this an ideal family home in a fantastic coastal location.





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INTERNAL

The front door opens into a welcoming entrance hall, providing access to the ground floor accommodation and useful understairs storage. The property offers two separate reception rooms, with the front reception featuring an attractive bay window, while the rear reception benefits from a log burner and bi-fold doors opening into the conservatory. The modern fitted kitchen/breakfast room is positioned to the front of the property and is fitted with a comprehensive range of matching wall and base units. Integrated appliances include a double eye-level Slide & Hide oven, five-ring induction hob, dishwasher, full-height fridge and microwave. There is also a sink and drainer, along with a breakfast bar providing space for informal dining. A door leads through to the utility room, which offers space and plumbing for a washing machine and fridge/freezer, an additional sink and drainer, and doors providing access to both the front and rear of the property. Also on the ground floor is a versatile study, which could equally be used as a fifth bedroom or playroom if required, together with a separate WC comprising a wash hand basin, WC and window. On the first floor, there are four double bedrooms. The spacious principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the two rear bedrooms enjoy glimpses towards the sea. Completing the first-floor accommodation is the family bathroom, fitted with a bath, separate shower cubicle, wash hand basin and WC.

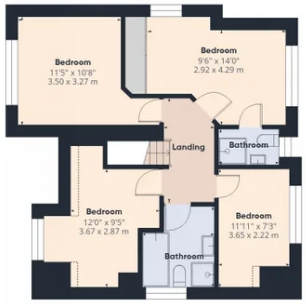
EXTERNAL

To the front of the property, there is ample off-road parking along with access to the garage, which features an up and over door and a side door leading directly into the utility room. The south facing rear garden is a particular feature of the property and has been thoughtfully divided into two sections. A generous patio area provides an ideal space for outdoor furniture and entertaining, with a fenced divide leading through to the lawned garden beyond. The garden is complemented by established plants and trees, with a timber shed positioned to the rear. A personal door also provides direct access into the rear of the garage. The property also benefits from two outdoor storage cupboards located to the rear measuring 95cm x 90cm, located closely to the utility room.

SITUATED



Ground Floor

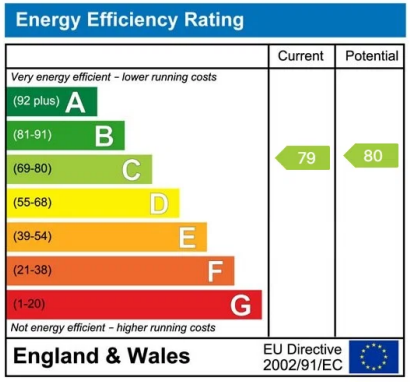




Floor 1







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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