



33 Alinora Crescent, Goring-By-Sea, Worthing, BN12 4JA

Offers in excess of £800,000



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- A beautifully extended detached house
- 30ft triple aspect lounge
- Luxury ground floor shower room
- South facing garden
- Garden cabin
- Stunning fully integrated kitchen/diner
- Economy saving gas focal fireplace
- Four double bedrooms
- Off road parking

A simply beautiful, fully refurbished, detached property offered for sale in exemplary condition, and being well extended. Just a hop, skip, and a jump from Goring Greensward and the beach.

In brief the accommodation comprises covered entrance hall with contemporary arrangements, including inset downlighters and slate tiled walls, with composite front door and casement windows into spacious entrance hall, triple aspect 30ft lounge with focal economy saving gas fire, bespoke glazed sliding doors into the L-shaped lounge/kitchen/diner with extensive range of integrated appliances, utility room with space and plumbing for two further appliances, luxury fitted ground floor shower room with digitally controlled Myra shower and an additional bedroom/reception.

There is a glass balustrade and stairs that lead to the first floor landing with cleverly designed storage units and a study area, with full height V-Lux window and solar operated blinds.

There are three further double bedrooms and a luxury fitted family bath & shower room all presented in immaculate condition.

Externally the front of the property is laid to brick block paving providing off-road parking, whilst the South Westerly facing rear garden has been landscaped and laid predominantly to lawn, with areas of patio and well stocked maturing tree and shrub lined borders. There is a garden cabin with power and light, with a matching shed adjacent.

Other benefits include gas fired heating and double glazing.

In our opinion, internal viewing is considered essential to appreciate the overall size and superb presentation of this sought after detached home.

Situated in Alinora Crescent, the beach is close by. Local shops can be found nearby in St. John's Parade and regular buses serve the area. The nearest mainline railway station is Durrington-on-Sea which gives great links to most major towns and cities.

Please contact the vendor's sole agents to arrange your private viewing tour.



Contemporary covered entrance

Spacious entrance hall 20'9 x 6'4 (6.32m x 1.93m)

Double aspect lounge with focal gas fireplace
30'0 x 10'9 (9.14m x 3.28m)

L-shaped kitchen/breakfast/Living Space
24'0 narrowing to 12'5 x 18'12 narrowing to 12'2 (7.32m
narrowing to 3.78m x 5.49m narrowing to 3.71)

Utility room 5'7 x 4'4 (1.70m x 1.32m)

Luxury ground floor shower room 7'9 x 6'2 (2.36m x 1.88m)

Ground floor bedroom four 16'4 x 8'0 (4.98m x 2.44m)

Stairs to first floor landing incorporating study
10'5 x 11'8 (3.18m x 3.56m)

Bedroom one 14'5 x 11'7 (4.39m x 3.53m)

Bedroom two 14'3 x 11'2 (4.34m x 3.40m)

Bedroom three 10'4 x 11'0 (3.15m x 3.35m)

Luxury bath & shower room with inset TV
9'10 x 6'5 (3.00m x 1.96m)

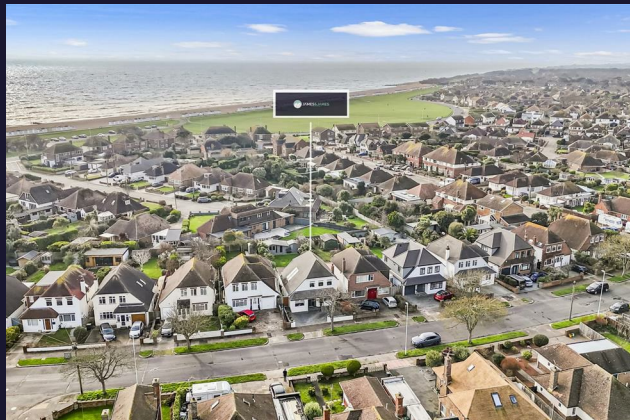
Landscaped South facing rear garden

Ample off road parking

Garden cabin with power & light 15'6 x 9'0 (4.72m x 2.74m)

Matching shed adjacent





Floor Plans

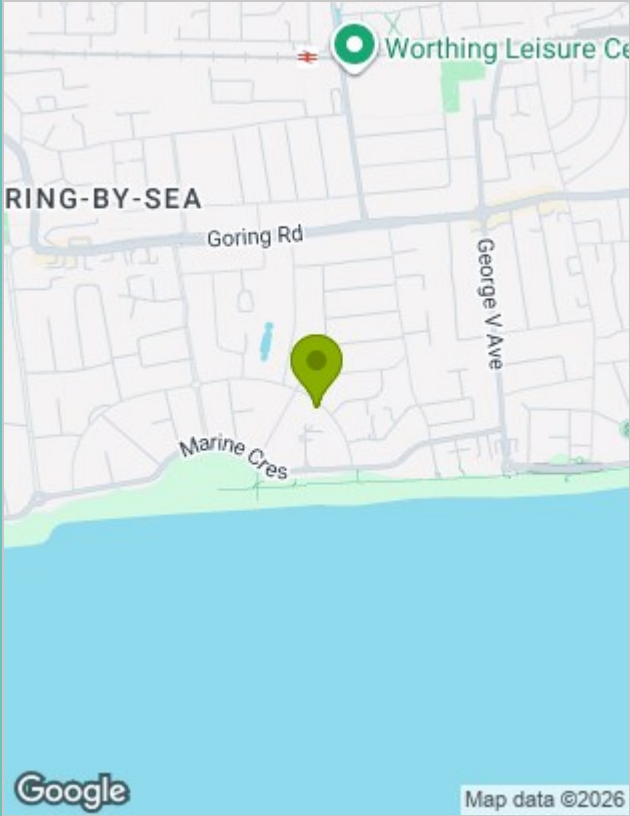


Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

