

It's all in the details...



16 Alinora Drive Goring-By-Sea, Worthing, West Sussex, BN12 4LS

Price £599,995

- Excellent south Goring-by-Sea location
- Peaceful location to the rear of a prized cul de sac
- Well-presented with ample scope to be updated
- Integral double garaging and private driveway parking
- Spacious double aspect living room with sliding doors to the patio
- Large kitchen with ample room for a breakfast table
- Four generous bedrooms including a large main bedroom with en suite
- Modern family shower room and ground floor cloakroom
- Easy flowing layout with potential to be reconfigured
- Easy access to the beach, mainline stations and schools

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Step Inside

In a coveted location tucked peacefully away to the rear of a prized cul de sac, this detached residence built in 1976 is perfectly placed for easy access to the beach, commuter routes and local highly rated schools. Well-presented yet with ample scope to be refreshed to reflect your own tastes and needs, its generous layout has a superbly natural flow.

Behind an enclosed entrance porch a wonderfully large hallway instantly provides a sense of space with the staircase and feature internal windows. Its generous dimensions unfold onto an admirably sized L-shaped living room beautifully lit by double aspect windows. Spacious and versatile, the layout can easily accommodate delineated seating and dining spaces with ample room to spare. Sliding doors open onto a paved patio making it simple to step outside and relax in the garden while a serving hatch connects to the adjacent kitchen allowing you to see the potential of reconfiguring the layout to create one tremendous open plan space (STNC).

With convenient side access and further views of the garden the notably proportioned kitchen is ready to be updated into a stylish space fully fitted with integrated appliances. Its current u-shaped design provides a wealth of storage and workspace, housing an array of freestanding appliances as well as a sizable breakfast area. A hallway cupboard supplies handy storage for coats, bags and shoes, and a cloakroom completes the ground floor.

Upstairs four excellently arranged and presented bedrooms generate flexible accommodation for a growing family and anyone working from home. An impressively large main bedroom has fitted wardrobes and an en suite bathroom that could easily be updated to add a luxury finishing touch. The second double bedroom has fitted wardrobes of its own, while a family shower room has a modern suite that includes a corner walk-in shower.

Step Outside

With an attractive modern facade this Goring-by-Sea property offers an inviting first impression. Clipped hedging and flowering shrubs border an established lawn and a wide private driveway combines with integral garaging to give the added convenience of off-road parking. To the rear of the house a broad paved patio reaches across the full width of the ground floor creating plenty of chance to enjoy al fresco meals with family and friends. A further lawn is ideally sized for children to play and fencing lends a good level of privacy.

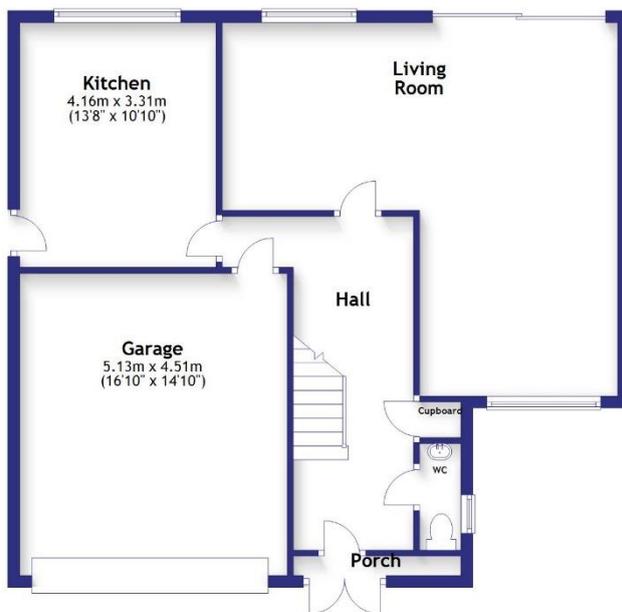
In your local area

Situated less than half a mile from the beach and Greensward of Goring-by-Sea, this detached property also offers easy access to the popular Sea Lane cafe and Worthing Sailing Club. A wide range of shops, cafes, restaurants and amenities are close at hand on Goring Road and nearby Ferring has a village feel and additional choice.

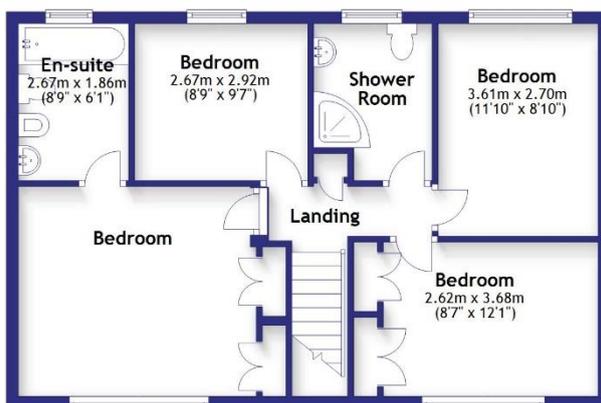
The A259 and coast road both offer routes to the centre of Worthing where the high street has plenty of shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. Alinora Drive is currently in the catchment area for highly regarded schools such as Goring-by-Sea C of E Primary School, Davison High School for Girls, St Andrew's C of E High School, Bohunt School and both Worthing and Durrington High Schools. The A27 and A259 are easily accessible and Goring-by-Sea and Durrington-on-Sea mainline train stations are approximately 1.3 miles with regular commuter services.



Ground Floor
Approx. 86.0 sq. metres (925.6 sq. feet)



First Floor
Approx. 60.3 sq. metres (648.9 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Additional Information

Tenure: Freehold

Council Tax: Adur & Worthing Band F

Flood Risk: Rivers & Sea – Very Low

Surface Water – Very Low

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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