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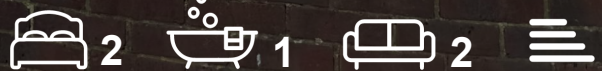
18 Station Road, Southwater, RH13 9HQ



Alinora Avenue

Goring, Worthing, BN12 4LX

Offers Over £280,000



# Alinora Avenue



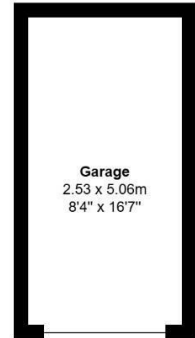
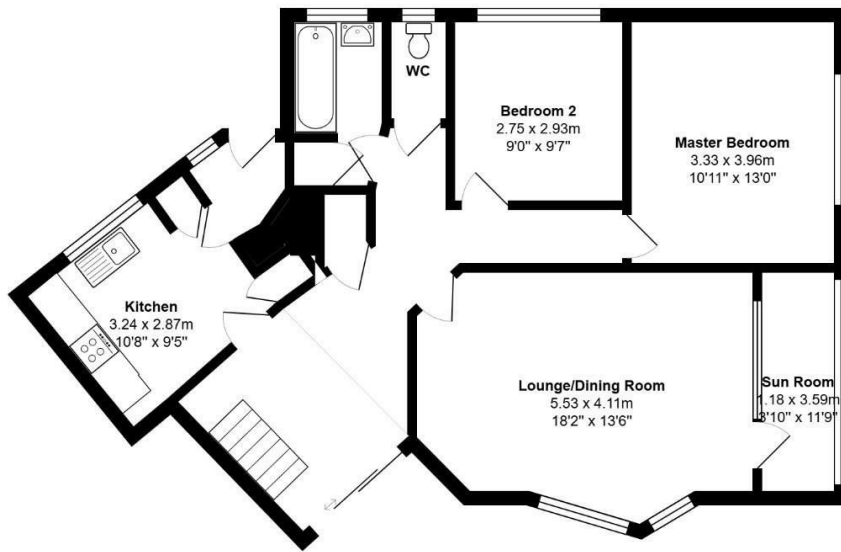
## Description

- Rare to Market, No Chain, First Floor Goring Apartment
- Freehold
- Airy, Bright and Open Living Room-Diner with Extension
- Good Sized Garage Beside Property
- Solidly Constructed
- Alinora Crescent with Partial Sea Views
- Sizeable Balcony with Sea Views
- Large Square Kitchen with Breakfast Table and Pantry
- Short Walk to the Beach and Sea Lane Cafe
- A Must View Example, Enquire Today





## Floor Plan



Total Area: 96.9 m<sup>2</sup> ... 1043 ft<sup>2</sup> (Incl Garage)

All measurements are approximate and for display purposes only.  
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## Area Map



## Viewing

Please contact our Horsham Office on 01403 597595 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To **GET A FREE VALUATION** Call us on: **01403 597595**  
or email us at: [info@homedin.co.uk](mailto:info@homedin.co.uk)