



23 Nelson Road, Worthing, BN12 6EG  
Guide Price £465,000

and company  
**bacon**  
Estate and letting agents



We are delighted to offer for sale this well presented and extended four bedroom detached house situated in popular Goring with local amenities, bus routes, and train station within walking distance. The property offers spacious accommodation briefly comprising; entrance hall, extended lounge/dining room, kitchen, breakfast room, downstairs bedroom/reception room, downstairs shower room; first flooring landing, three further bedrooms, and family bathroom. Externally the property benefits from a South facing garden, and driveway providing ample space for multiple vehicles. Viewing is highly recommended to appreciate the overall size and condition of this home.

- Detached House
- Four Bedrooms
- Popular Goring Location
- Extended Lounge/Dining Room
- Modern Kitchen
- Bathroom & Shower Room
- South Facing Garden
- Private Driveway





Double glazed front door opening to:

#### Entrance Hall

Double glazed window, wooden flooring, stairs rising to first floor, under stair storage cupboard. Door opening to:

#### Shower Room

Step in shower with wall mounted 'mira' electric unit, low level flush w/c, wall mounted wash basin with separate taps over, tiled walls, tile effect lino flooring, radiator, obscured double glazed window, extractor fan.

#### Lounge/Dining Room

8.47 x 3.51 (27'9" x 11'6")

A true feature of the home with bi fold doors opening to the South facing rear garden. Feature log burner, wooden flooring, two radiators. Access to:

#### Bedroom Four/Reception Room

3.87 x 2.38 (12'8" x 7'9")

(Currently being used as an office/workshop space) Wood effect flooring, built in desk and worksurfaces with cupboards and drawers, double glazed window overlooking rear garden, radiator.

#### Breakfast Room

3.94 x 2.50 (12'11" x 8'2")

Roll top work surface with wall and base units and space for undercounter fridge or freezer. Radiator. Double glazed windows and door leading to rear garden.

#### Kitchen

7.13 x 2.57 (23'4" x 8'5")

Roll top granite effect work surface incorporating composite one and a half sink and drainer unit with mixer tap. Integrated five ring gas hob with extractor hood over, eye level oven and grill, brick effect splashback, range of matching wall and base

cupboards, integrated dishwasher & fridge/freezer. Built in storage cupboard with space and plumbing for washing machine & tumble dryer. Two radiators. Tiled flooring. Inset spotlights.

#### First Floor Landing

Access to all rooms & loft space.

#### Bedroom One

4.25 x 3.51 (13'11" x 11'6")

Double glazed window overlooking rear garden, fitted cupboard & wardrobe space, fitted drawers & vanity unit, radiator.

#### Bedroom Two

3.87 x 2.57 (12'8" x 8'5")

Double glazed window overlooking rear garden, fitted cupboard & wardrobe space, radiator.

#### Bedroom Three

3.52 x 2.39 (11'6" x 7'10")

Double glazed window, fitted cupboard & wardrobe space, built in shelved cupboard, radiator.

#### Bathroom

3.18 x 2.60 (10'5" x 8'6")

Panelled bath with mixer taps and handheld showerhead, wall mounted electric shower unit, low level flush w/c, vanity unit incorporating wash basin with separate taps over and storage cupboard below, further fitted glass fronted storage cupboard, shelved airing cupboard housing hot water tank, two radiators, part tiled walls & tile effect lino flooring, levelled ceiling, inset spotlights.

#### South Facing Rear Garden

Large patio area providing space for garden table and chairs and access to shed, area laid to lawn with plant & shrub borders, side gate providing access to front of property.

#### Private Driveway

Brick laid driveway providing ample space for multiple vehicles.

#### Required Information

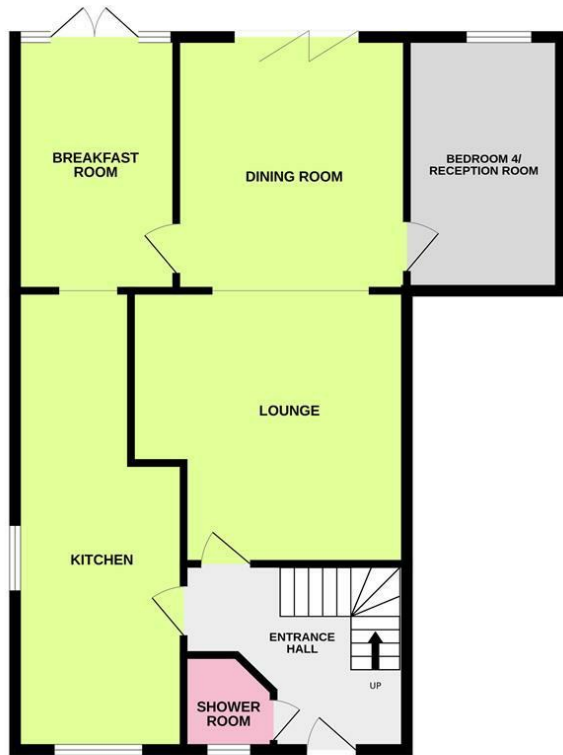
Council tax band: E

Draft version: 1

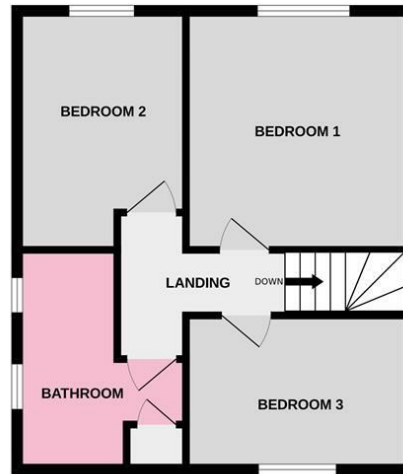
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	<b>79</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	

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 confirm their condition or working order.

