



Nutley Crescent | Goring Street | West Sussex | BN12 4LA  
Guide Price Of £495,000



We are pleased to be able to offer a semi detached house, the property benefits from three bedrooms, lounge, dining room, kitchen, ground floor WC and family bathroom. The property offers a garage, off road parking for one car and a West facing rear garden.



Property details: Nutley Crescent | Goring Street | West Sussex | BN12 4LA

## Key Features

- Semi Detached House
- Three Bedrooms
- Lounge
- Dining Room
- Separate Kitchen
- Ground Floor WC
- Family Bathroom
- Off Road Parking
- Rear Garden
- Close to Local Shopping Facilities & Goring Seafront



**3 Bedrooms**



**1 Bathrooms**



**2 Reception Room**

### INTERNAL

Front door leading into the entrance hall with doors to all ground floor rooms. On the ground floor the property offers a dining room with bay fronted window, lounge with doors leading out onto the conservatory. There is a separate kitchen with wooden wall and base units, space for oven, space for washing machine, tumble dryer, sink, drainer and door leading out to the rear garden. The property also benefits from a ground floor WC. On the first floor there are three bedrooms and a family bathroom which comprises of bath with shower above, WC and wash hand basin with storage below.

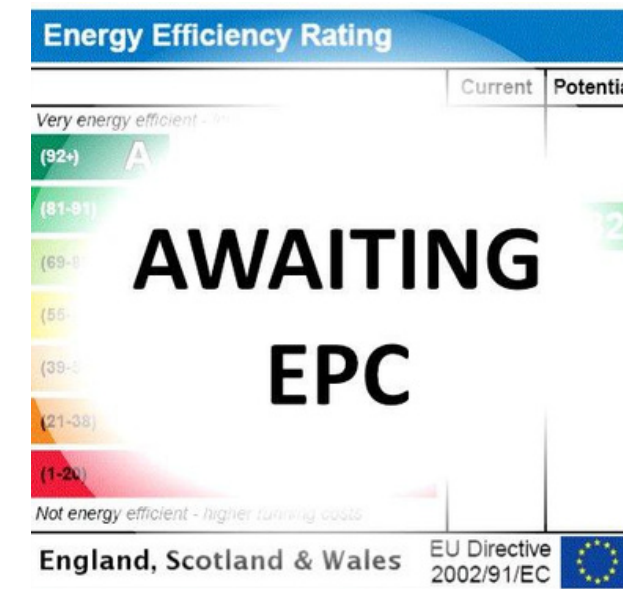
### EXTERNAL

To the front of the property there is a parking space to the front of the property and a shared driveway leading down to the garage and access to the rear garden. Front garden laid to lawn with mature shrubs. The rear garden is a good size and has been laid to lawn, access to the garage and wendy house.

### SITUATED

In the quiet and desirable Nutley Crescent, the house is 0.4 miles to the seafront & greensward. Mulberry shopping parade is approximately 200 yards away accessible via a twitten and the house falls within the Goring-by-sea CofE primary school catchment area. Bus routes are available along Goring Road and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2 miles away with both Goring-by-Sea and Durrington train station are approximately 1 mile away.





## Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: FREEHOLD

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.