



Keymer House | Nutley Avenue | Goring- By-Sea | West Sussex | BN12 4JT
Offers Over £335,000





We are delighted to be able to offer a first floor, purpose built apartment. The property offers two double bedrooms, dual aspect lounge, kitchen/ breakfast room and bathroom. The property also benefits from a west facing balcony, wrap around garden, shared courtyard garden, garage and off road parking for at least three cars.



Property details: Keymer House | Nutley Avenue | Goring- By-Sea | West Sussex | BN12 4JT

Key Features

- First Floor Apartment
- Two Double Bedrooms
- West Facing Balcony
- Private Entrance
- Dual Aspect Lounge
- Kitchen/ Breakfast Room
- Wrap Around Side Garden
- Shared Courtyard Rear Garden
- Off Road Parking & Garage
- Close To Local Shops & Bus Routes



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Private front door leading into the entrance hall with stairs rising to first floor landing. The first floor landing offers a west facing window and doors to all rooms. The lounge is dual aspect with built in storage and tv unit, gas fireplace and fire surround. The kitchen comprises of units with space for oven and fridge/ freezer, sink, drainer and space for table and chairs. Bedroom one offers built in wardrobes, and access to the west facing balcony. Bedroom two is also a good double and benefits from built in wardrobes. Door leading from the landing with stairs leading down to the rear door.

EXTERNAL

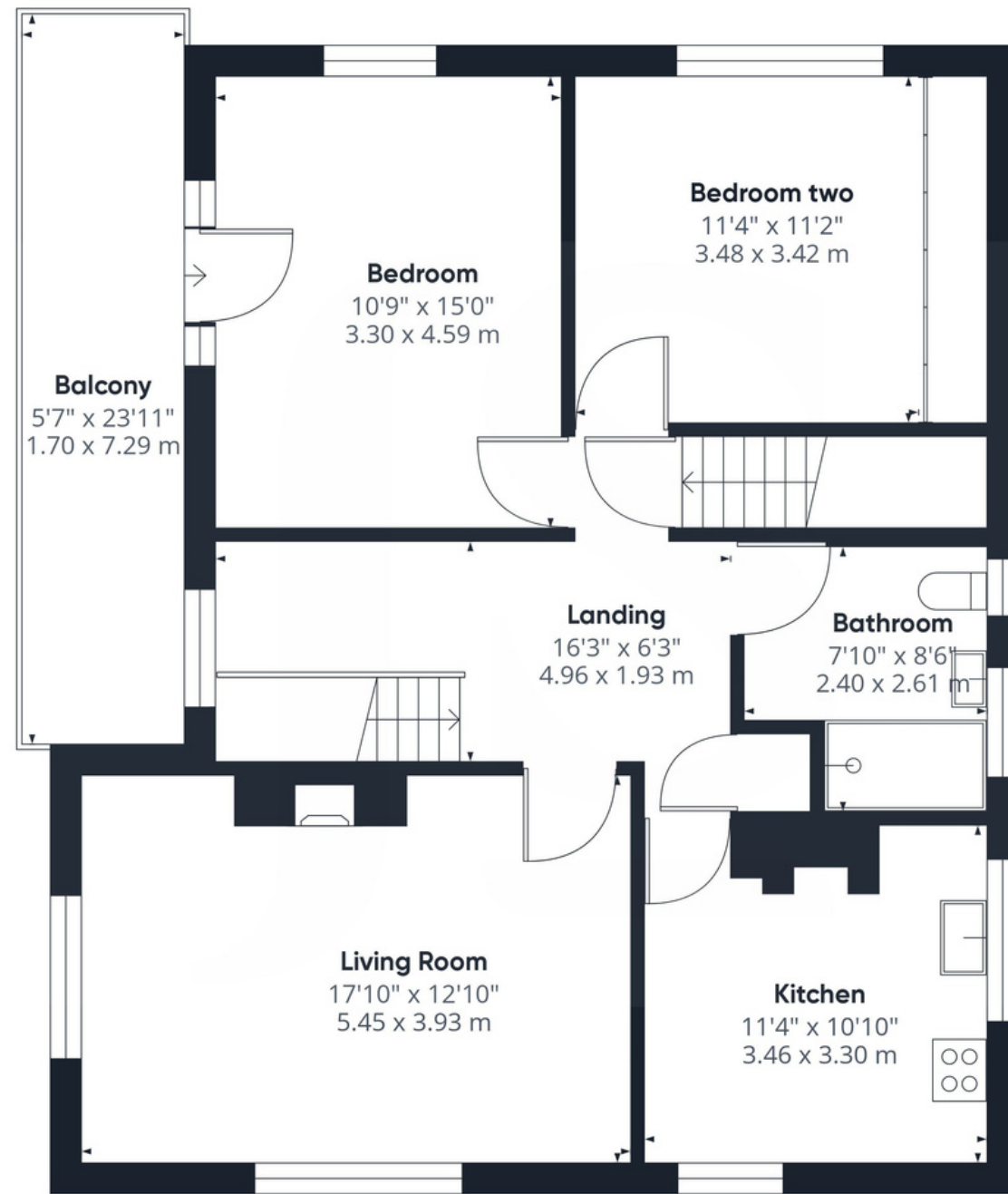
Pathway leading to the front door. The property offers a south/ west facing garden which has been laid to lawn. To the rear there is a shared courtyard garden with access to two brick built storage sheds, timber gate leading out to the garage and off road parking. The property also benefits from a west facing balcony with space for outdoor furniture.

SITUATED

On the sought after location in Goring By Sea only a 300 yards from Goring Seafront. Sea Lane Café is 350 yards away. Goring Road shops is under half a mile away & Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 2.5 miles away. Durrington On Sea train station is under a mile away from the property. Bus routes run nearby on Alinora Crescent.

Council Tax Band c





Floor 2

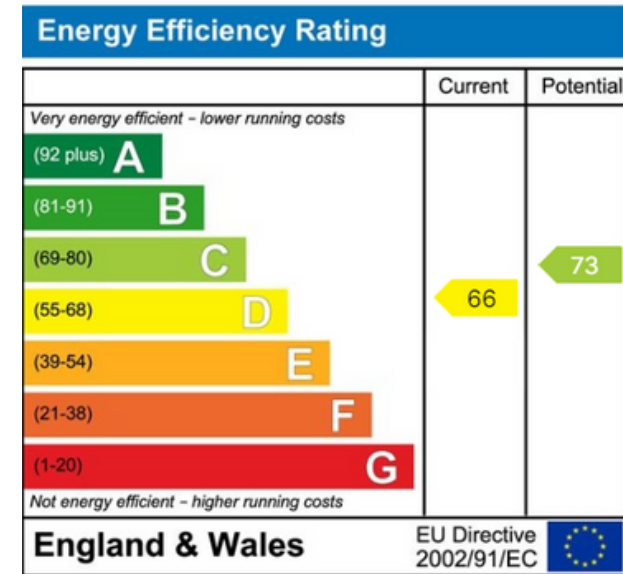


Approximate total area[®]
843.76 ft²
78.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 85 sqm)

Tenure: Freehold

Council tax band: c

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.

