



ASPIRE RESIDENTIAL

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Nutley Crescent, Goring-By-Sea, BN12 4LA

Offers Over £600,000

This property has been refurbished in recent years which includes but is not limited to the double glazing, electrics, wall ties amongst other works, all of which have guarantees. The rear garden provides privacy and sun light throughout the day, whilst the depth of the front gardens not only provides curb appeal but offers the owner the ability to sit outside and enjoy the evening sun.



Council Tax Band: D

- Refurbished Detached Bungalow
- Superb location
- Garage
- Easy Access to the A259
- Local sailing club


- Two/Three bedrooms
- Generous off road parking
- Local shops and restaurants
- Short walk to the seafront
- EPC - C



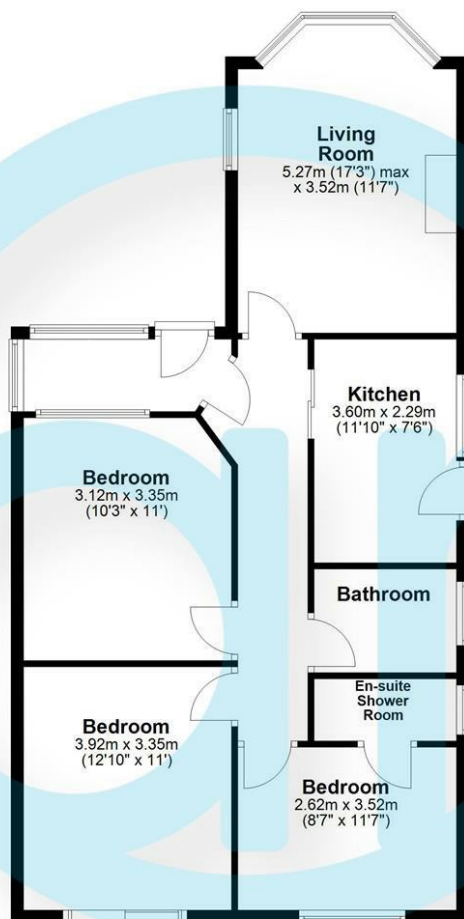
Goring-by-Sea, a coastal suburb of Worthing, England, harmoniously combines seaside tranquillity and modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning views of the countryside and coastline. Characterised by tree-lined streets, diverse housing options, and easy beach access, Goring-by-Sea provides a peaceful retreat with well-regarded schools, shopping, and dining. Active community events and a strong neighbourhood spirit contribute to the area's charm, making Goring-by-Sea an idyllic destination that seamlessly blends the beauty of nature with suburban convenience.



EPC Rating:
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan
Approx. 79.9 sq. metres (859.6 sq. feet)



Total area: approx. 79.9 sq. metres (859.6 sq. feet)

Aspire Residential | Goring-by-Sea

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