



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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51 Nutley Crescent

Goring-By-Sea, Worthing, BN12 4LA

Guide price £650,000

Freehold Council Tax Band D



5



2



4



D

Guide Price £650,000 - £675,000.

If versatility, size and space is on your wish list, look no further than this superbly extended semi-detached family home boasting a one bedroom annex, and a garden large enough to host a large family get together. James & James Estate Agents are delighted to bring to the market this wonderful opportunity.

In brief, the accommodation comprises double glazed entrance porch into spacious entrance hall, lounge area with focal fireplace, reception/bedroom, dining room with three roof lanterns and French doors onto the garden. There is a beautifully presented family kitchen/breakfast room, and also an additional kitchen that serves the annex, a ground floor sitting room for the annex with stairs leading up to the annex bedroom with en-suite shower room. Back in the main family home there are then stairs rising to the first floor landing.

On the first floor are three bedrooms with bedroom one having a range of fitted wardrobes, a luxury fitted family bath & shower room. The airing cupboard houses the unvented pressurised hot water system, and then there are stairs to the loft room with Velux windows.

The front of the property is arranged to provide off road parking, whilst the rear garden is a particular feature of this property being laid predominately to lawn with areas of patio, dwarf brick walling, further hard standings, gate giving side access, and maturing tree and shrub lined borders.

Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition along with the versatility of this beautiful family home.

Situated in Nutley Crescent, there is a tway which gives access to the Mulberry shopping parade which caters for every day needs. The nearest mainline railway station is Goring-by-Sea which gives great links to most major towns and cities. The beach is just a short walk away.





UPVC double glazed entrance porch  
5'1 x 3'11 (1.55m x 1.19m)

Entrance hall  
10'1 x 10'3 (3.07m x 3.12m)

Lounge area  
12'7 x 13'7 (3.84m x 4.14m)

Dining room  
19'1 x 8'7 (5.82m x 2.62m)

Luxury fitted kitchen/breakfast room  
13'8 x 11'8 (4.17m x 3.56m)

Reception room  
13'3 x 10'6 (4.04m x 3.20m)

Annex kitchen  
7'2 x 8'3 (2.18m x 2.51m)

Annex lounge  
13'5 x 11'9 (4.09m x 3.58m)

Stairs to annex bedroom  
11'0 x 8'5 (3.35m x 2.57m)

En-suite shower room  
8'7 x 2'11 (2.62m x 0.89m)

Main first floor landing  
14'1 x 4'6 (4.29m x 1.37m)

Bedroom one  
10'9 x 10'4 (3.28m x 3.15m)

Bedroom two  
10'8 x 11'5 (3.25m x 3.48m)

Bedroom three  
9'10 x 8'4 (3.00m x 2.54m)

Luxury fitted bath & shower room  
8'7 x 5'2 (2.62m x 1.57m)

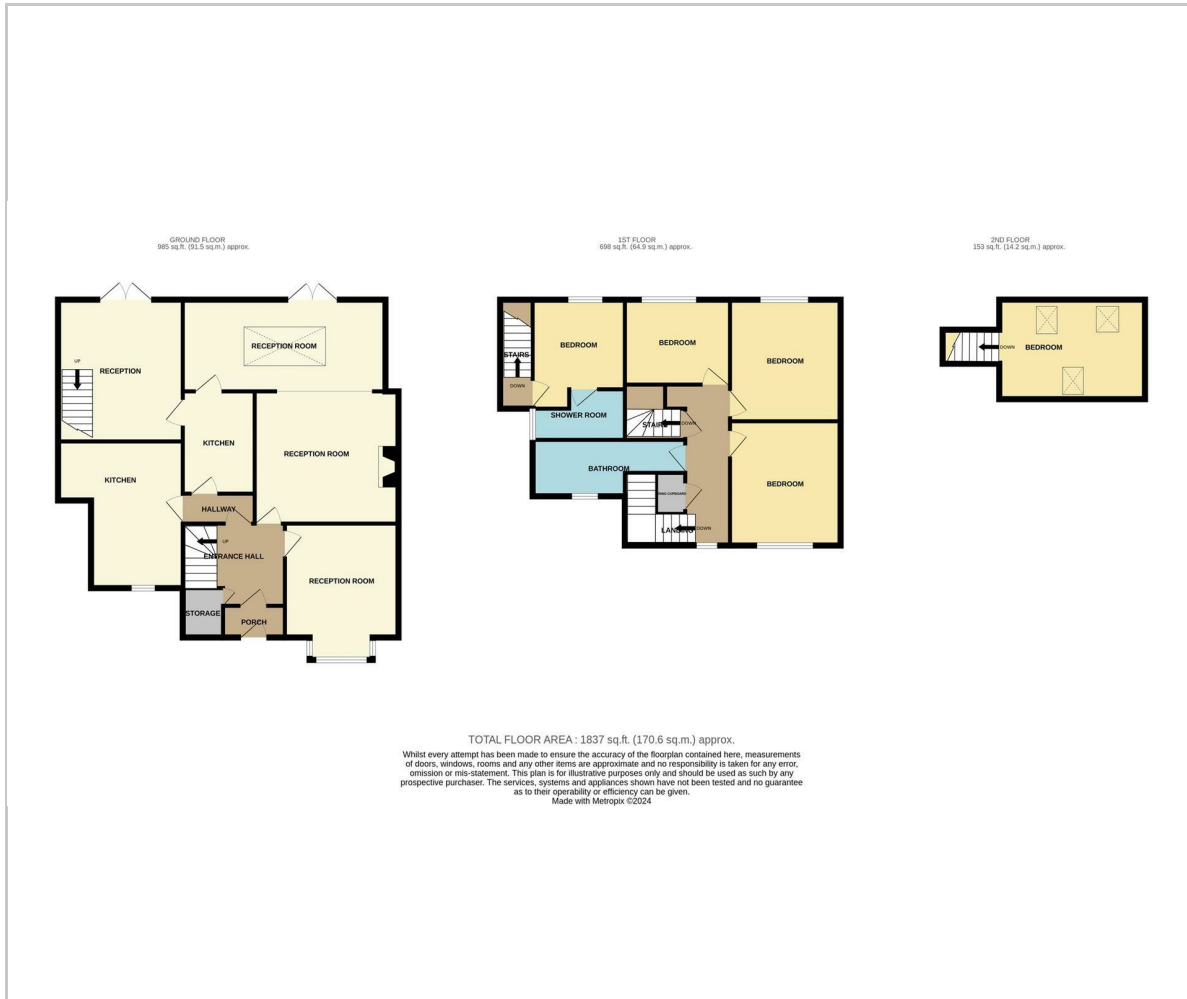
Stairs to second floor loft room  
12'10 x 11'6 (3.91m x 3.51m)

Off road parking

Feature rear garden



## Floor Plan



## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

