



13 Nelson Road

Goring-By-Sea, Worthing, BN12 6ET

Offers over £550,000

Freehold Council Tax Band E



James & James Estate Agents are delighted to bring to the market this well extended and deceptively spacious four/five bedroom detached family home situated in popular Nelson Road.

In brief the accommodation comprises spacious entrance hall with large under stairs storage cupboard, fitted kitchen, extended lounge/diner with pleasing outlook over the feature South facing rear garden, and separate dining room. To the first floor there are five bedrooms, with bedrooms four and five being interlinking. There is also a bathroom and separate W.C.

Externally the front garden is predominately laid to lawn with beautiful maturing borders, and there is tandem parking for two which in turn leads to a double length garage.

The South facing rear garden is a particular feature of the property being laid predominantly to lawn with maturing tree and shrub lined borders, areas of patio, and side access.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and potential of this beautiful mock Tudor home.

Situated in Nelson Road, the property is ideally located being close to Durrington-on-Sea mainline railway station which gives great links to most major towns and cities. There's convenience shops at Strand Parade and is also well located for primary and secondary schools.

Please contact the vendors sole agents to arrange a private viewing tour.

Spacious entrance hall  
11'2 x 9'1 (3.40m x 2.77m)







Kitchen  
13'3 x 8'1 (4.04m x 2.46m)

Lounge/diner  
24'6 x 12'2 narrowing to 11'7  
(7.47m x 3.71m narrowing to  
3.53m)

Dining room  
20'8 x 7'10 (6.30m x 2.39m)

Stairs to first floor landing

Bedroom one  
19'8 x 12'1 (5.99m x 3.68m)

Bedroom two  
24'1 x 7'10 (7.34m x 2.39m)

Bedroom three  
11'3 x 7'8 (3.43m x 2.34m)

Bedrooms four & five (adjoining)

Bedroom four area  
11'11 x 6'8 (3.63m x 2.03m)

Bedroom five area  
11'6 x 6'8 (3.51m x 2.03m)

Family bath & shower room  
8'7 x 5'0 (2.62m x 1.52m)

Separate W.C.

Tandem parking for two

Double length garage  
24'3 x 7'7 (7.39m x 2.31m)

Feature South facing 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

