

It's all in the details...



26 Nutley Close

Goring-By-Sea, Worthing, West Sussex, BN12 4JZ

£565,000

- Superbly presented semi detached house
- Sought after cul de sac location close to Goring seafront
- 3 double bedrooms
- Lounge & Separate Dining Room
- Modern fully fitted kitchen with integrated appliances
- Modern bathroom & Separate WC
- Ground floor cloakroom/WC
- GFCH.
- Garage
- Good size gardens

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Step inside

A brick pavia driveway leads to the front door and spacious entrance hall which gives access to the westerly facing bay fronted lounge. There is a separate dining room which overlooks and leads out to the rear garden. The kitchen has been refitted with a modern range of grey gloss handleless units and has integrated appliances which include, gas hob, electric double oven, dishwasher, washing machine, fridge/freezer and cooker hood. The fitted units offer a variety of storage solutions from double pan drawers, pull out tall larder cupboard and a range of wall mounted and floor standing cupboards with complementing work surfaces over. The kitchen is double aspect with a pleasing outlook over the rear garden and has a door providing access to the outside. There is a ground floor cloakroom/WC. An easy rising staircase leads to the light and airy first floor landing which opens to the three double bedrooms, a separate WC and a modern fitted bathroom with P-shaped bath with shower over as well as built in bathroom furniture and integrated basin.

Step outside

The front garden has been laid predominantly to brick pavia to provide off road vehicle parking which also leads to the attached garage with double doors and access to the rear garden via a personal door. The back garden is of good size and is laid to lawn with patio area.

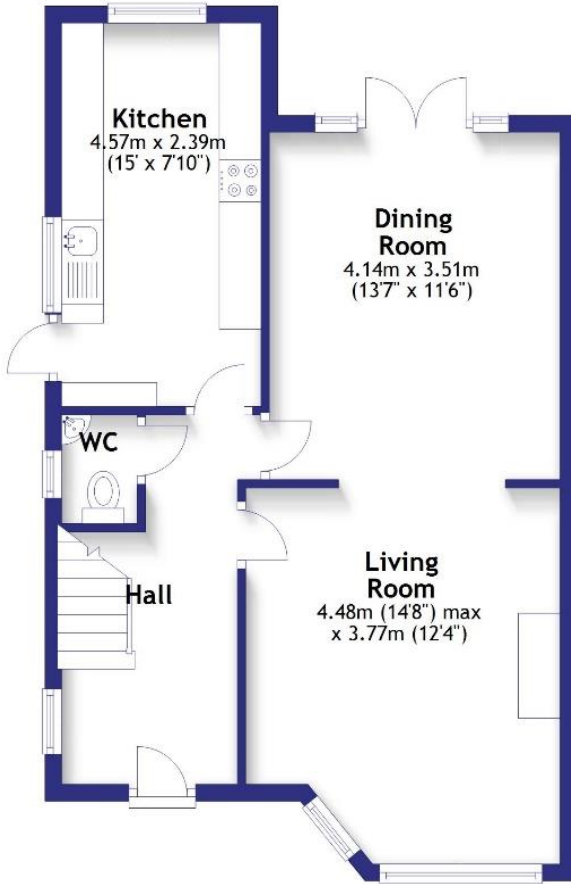
In your local area

Located in sought after Nutley Close this is an ideal location for families wanting to live close to the Seafront with its Greensward. Local shops, post office, restaurants and cafes can be found on nearby at Mulberry Parade, whilst the nearest railway station is Goring-by-Sea giving great links to London and other major towns. Schools for most age groups are located nearby. Buses services including the coastal 700 route are within easy reach whilst Worthing Town Centre with its more comprehensive shopping, leisure and business facilities is approximately 2.5 miles away.



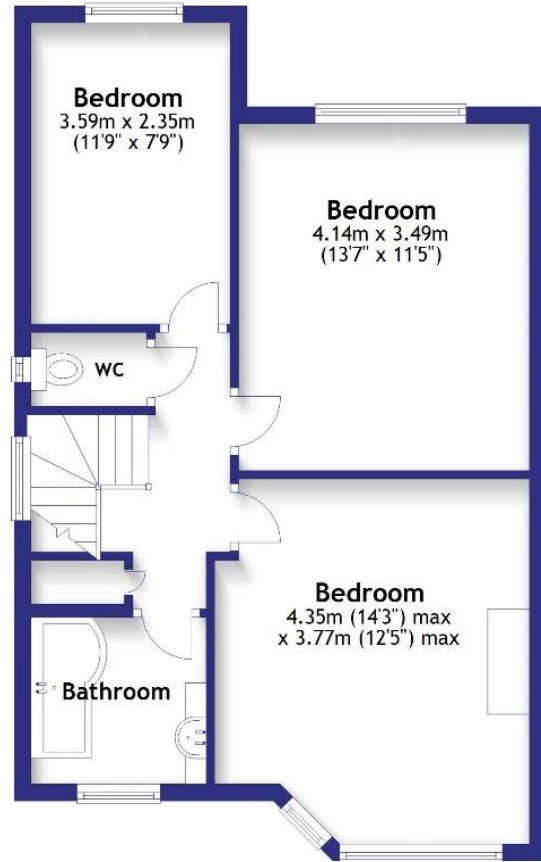
Ground Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	72	
(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	

Additional Information

Tenure: Freehold

Council Tax: Adur & Worthing Band D

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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