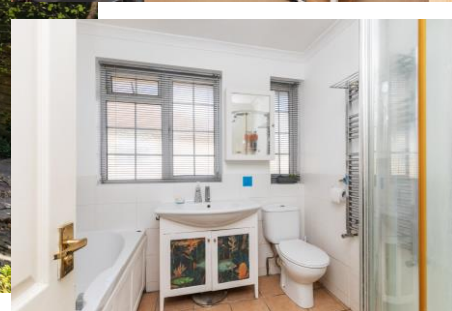


*It's all in the details...*



## 67 Nutley Crescent

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

£525,000

- Extended Semi-Detached Family House with Garage and Plenty of Off-Road Parking
- Lovely Large Rear Garden with Fully Powered Shed
- Summerhouse with Power Lighting and Internet Access
- Spacious Open Plan Living Area with a Wood Burner
- Conservatory
- Fully Fitted Shaker Kitchen
- 3 Generous Bedrooms
- Contemporary Family Bathroom and Ground Floor Cloakroom
- Located Near to Goring Road Amenities, Sea Lane and a Choice of Highly Regarded Schools

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX  
01903 501105 | [goring@staffordjohnson.co.uk](mailto:goring@staffordjohnson.co.uk)

Stylish semi-detached house opening onto large gardens with a fully powered summerhouse. Benefiting from a detached garage, this spacious family residence has a superbly extended and versatile layout with a wonderful open plan living space with a wood burner, Shaker kitchen, conservatory and additional living room.

### **Step Inside**

Spacious, stylish and hugely versatile, the cleverly extended layout of this semi-detached property creates an outstanding modern family lifestyle. With garage and driveway parking, it sits tucked from a wide tree-lined crescent within easy reach of the beach, Goring Road shops and a notable choice of schools. Designed to generate a highly sociable feel, an exceptional open plan living space provides a wealth of space in which to relax, entertain and spend time together. Its L-shaped dimensions include a perfectly placed sky lantern and easily accommodate large seating and dining areas with room to spare for a music/study zone. A contemporary wood burner lends an inviting focal point while sliding doors connect with a modern conservatory where French and side doors lead out onto a west-facing patio. This fluid arrangement wraps-around into a fully fitted Shaker kitchen with plenty of storage and workspace as well as room for a range cooker and other freestanding appliances.

Across the hallway an additional living room is lit by wide bay windows and adds a host of possibilities as an extra double bedroom or home office. A WC/cloakroom completes the ground floor.

Upstairs, two double bedrooms and a very generous single bedroom provide impressive flexible family accommodation and there are built in wardrobes in one of the double bedrooms. Together they share an excellent bathroom with a modern suite that has both a full sized bath and a corner shower cubicle. Hallway cupboards offer ample storage.

### **Step Outside**

Offering something for everyone the substantially sized gardens are equally suited for families, those who like to enjoy al fresco dining and budding gardeners. A landscaped patio is ideal for the UK's changing weather with its covered seating area and a considerable raised lawn gives children every chance to play. A painted summerhouse and large timber shed both benefit from power, lighting and internet cabling giving you options to have a garden office if needed.

At the front of the house a broad private hardstanding combines with a shared driveway and a garage with power and lighting to supply off-road parking for several vehicles.

### **In your local area**

Conveniently situated with both the beach and the shops and amenities of Goring Road approximately only half a mile away, this Goring-by-Sea house offers the best of both worlds. The Greensward and a beachfront cafe are popular destinations and there is a choice of mainline train stations within a mile's walk. The current catchment area for schools includes the highly regarded Goring-by-Sea (Aided) Primary School, Davison Church of England High School for Girls, Worthing High School, Durrington High School and St Andrew's C of E High School. The coast road and A259 make it easy to travel into Worthing town centre with its choice of high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer.







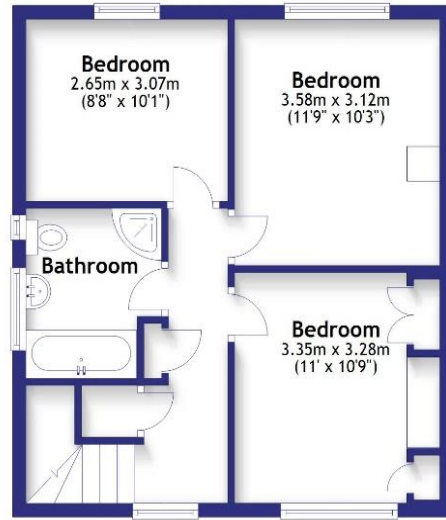
### Ground Floor

Approx. 71.6 sq. metres (771.0 sq. feet)



### First Floor

Approx. 43.9 sq. metres (473.1 sq. feet)



Total area: approx. 115.6 sq. metres (1244.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX  
01903 501105 | [goring@staffordjohnson.co.uk](mailto:goring@staffordjohnson.co.uk)