

It's all in the details...



28 Nutley Crescent

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

Price £465,000

- Chain free and newly redecorated
- Semi-detached family home
- Landscaped driveway and garage parking
- Enclosed rear garden with paved patios and lawn
- Large living room with French doors to the garden
- Additional dining room with bay windows and dado rails
- Modern fully fitted kitchen opening onto the patio
- Gas Fired Central Heating
- 3 Bedrooms
- Near to Goring Road amenities, mainline stations and the beach

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
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Chain free semi-detached property with a newly refreshed interior, garage and ample off-road parking. Within a gentle stroll from the beach, a modern interior includes a lovely living room with a focal point fireplace and French doors to the garden.

Step Inside

With the beach merely half a mile from your door and the shops and cafes of Goring Road close at hand this semi-detached house offers the best of both worlds. Chain free, it sits back from Nutley Crescent behind a prodigious landscaped frontage and is equally suitable as family home or Buy-to Let investment.

Newly redecorated throughout in warm neutral tones that create an excellent blank canvas for you to style and enhance to your own tastes, a superbly light and bright layout flows from a notably large hallway. Sitting peacefully to the rear, an impeccable living room has the focal point of a fireplace with a floating timber mantel and tiled hearth. The more than generous dimensions provide ample space to relax and unwind and French doors allow the patio and gardens outside to offer a seamless extension of the space.

Filled with sunlight a separate dining room can be tailored to your needs and has the added charm of dado rails and west facing bay windows that subtly add to the great sense of space. Across the hall, a modern kitchen is fully fitted with gloss white cabinets and metro tiled splashbacks that bounce light around the room. The contemporary countertops of its galley layout provide plenty of workspace and integrated appliances include an oven, hob. There is space for a fridge/freezer as well as a dedicated under-counter space plumbed and ready for you to add a washer/dryer and a double glazed door makes it effortlessly easy to step out onto the patio for al fresco drinks and meals with friends.

Beautifully lit by a duo of windows, the turning staircase leads the way up to the first floor where three impressively sized bedrooms produce plenty of options for family life and working from home. Each of the two double bedrooms has fitted wardrobes and together with the large single bedroom they share a modern bathroom with a separate WC. An additional ground floor cloakroom completes the layout.

Step Outside

The French doors of the living room open to allow the enclosed rear gardens play an integral part of your daily life. A duo of paved patios provides a choice of places to recline in the summer sun or enjoy al fresco dining and an established lawn gives children every chance to play.

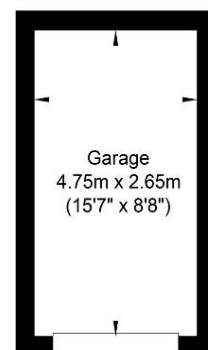
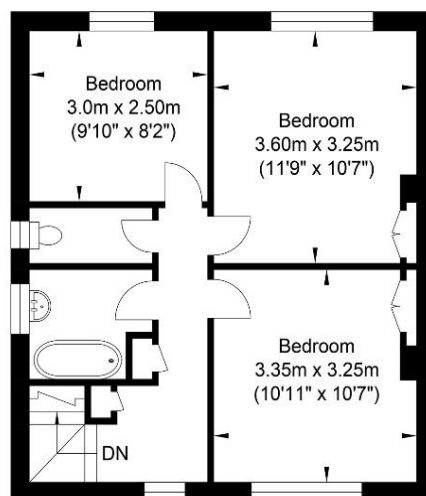
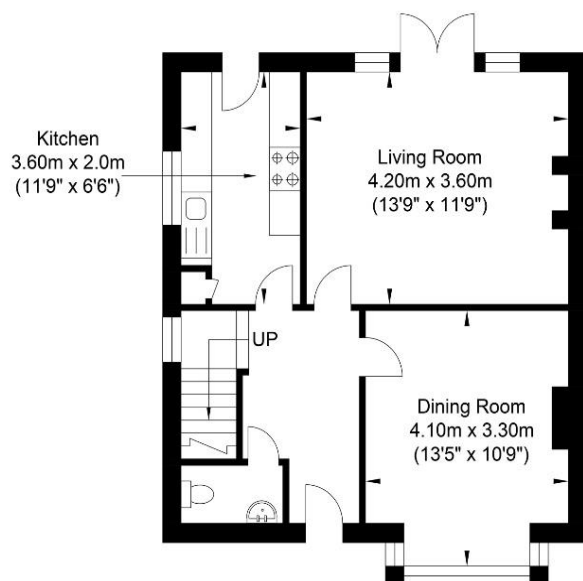
Tastefully landscaped, at the front of the property an extensive frontage and driveway combines with a detached garage to give an enviable amount of private off-road parking.

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 residence sits in a prized location. The Greensward and a beachfront cafe are popular destinations and there is a choice of mainline train stations within a mile's walk. Local schools include the highly regarded St Oscar Romero Catholic School which is nearby as is Goring-by-Sea (Aided) Primary School, Davison Church of England High School for Girls and Worthing 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.



Nutley Crescent, Goring-by-Sea



Ground Floor
Approximate Floor Area
489.32 sq ft
(45.46 sq m)

First Floor
Approximate Floor Area
474.68 sq ft
(44.10 sq m)

Garage
Approximate Floor Area
135.51 sq ft
(12.59 sq m)

Approximate Gross Internal Area (Excluding Garage) = 89.56 sq m / 964.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C	73	
(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

Flood Risk: Rivers & Sea – Very Low

Surface Water – Very Low

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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