



PEAR
PROPERTIES

37 Nelson Road, Goring-By-Sea
Worthing

Guide Price £475,000



37 Nelson Road

Goring-By-Sea, Worthing

Three bed semi detached family home in a sought-after location. Recently fitted kitchen and dining area, spacious bedrooms, cosy living room with log burner, landscaped south facing garden. Driveway, carport, garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Three Double Bedroom Semi Detached House
- Recently Fitted Kitchen Through Dining Room
- Integrated Kitchen Appliances
- Living Room with Log Burner
- Bathroom, Separate WC and Additional GF WC
- Driveway Providing Off Road Parking
- Beautifully Landscaped Large South Facing Garden
- Side Carport with Log Store
- Garage
- Please Take a Look at the Virtual Tour & Walk Through Video



Entrance Hall

11' 7" x 5' 9" (3.52m x 1.75m)

A spacious and welcoming entrance hall. Stairs leading up to first floor.

Ground Floor Cloakroom

3' 3" x 3' 0" (1.00m x 0.92m)

Modern ground floor cloakroom comprising low level WC, wash hand basin, hand towel ladder radiator.

Living Room

11' 6" x 13' 11" (3.51m x 4.23m)

Door from hallway leads in to the light and airy living room with feature log burner and double French doors opening out on to the rear garden. Further door leading in to kitchen/diner.

Kitchen/Dining Room

8' 6" x 23' 5" (2.58m x 7.13m)

A recently refurbished triple aspect kitchen/dining room with a good range of attractive charcoal grey wall and base units and drawers, integrated appliances, breakfast bar, space for dining table and chairs, door leading outside.

Landing

3' 2" x 5' 1" (0.96m x 1.56m)

Landing leading to all bedrooms and bathroom. Airing cupboard and loft hatch.

Bedroom

11' 6" x 12' 0" (3.51m x 3.65m)

A fantastic size double bedroom with built in wardrobes, window overlooking the rear garden.

Bedroom

8' 5" x 12' 5" (2.57m x 3.79m)

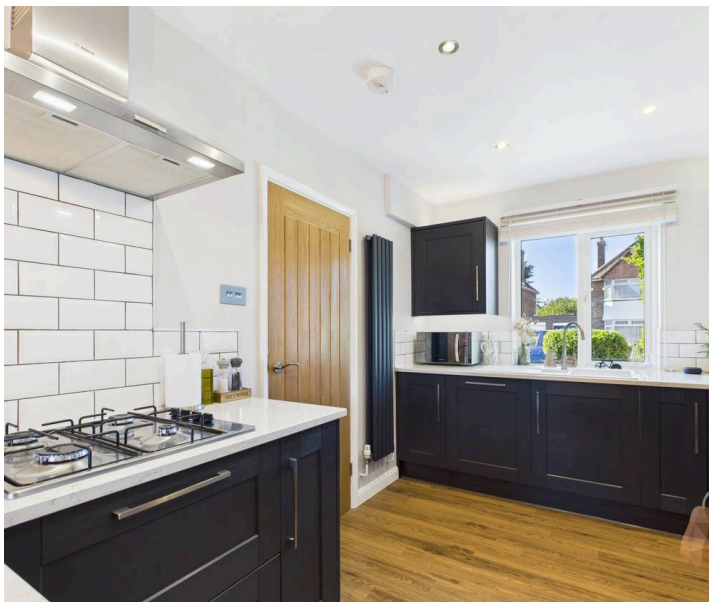
A good size double bedroom, window overlooking the rear garden.

Bedroom

11' 9" x 7' 9" (3.57m x 2.37m)

A further good size double bedroom with built in cupboard.

Bathroom



GARDEN

A fantastic size south facing rear garden with large patio seating areas, further pergola seating area, the remainder of the garden is mainly laid to lawn with shrub borders. Side gate providing access.

YARD

Side carport with log store.

GARAGE

Single Garage

Garage situated in the rear garden, accessed via the side of the house.

DRIVEWAY

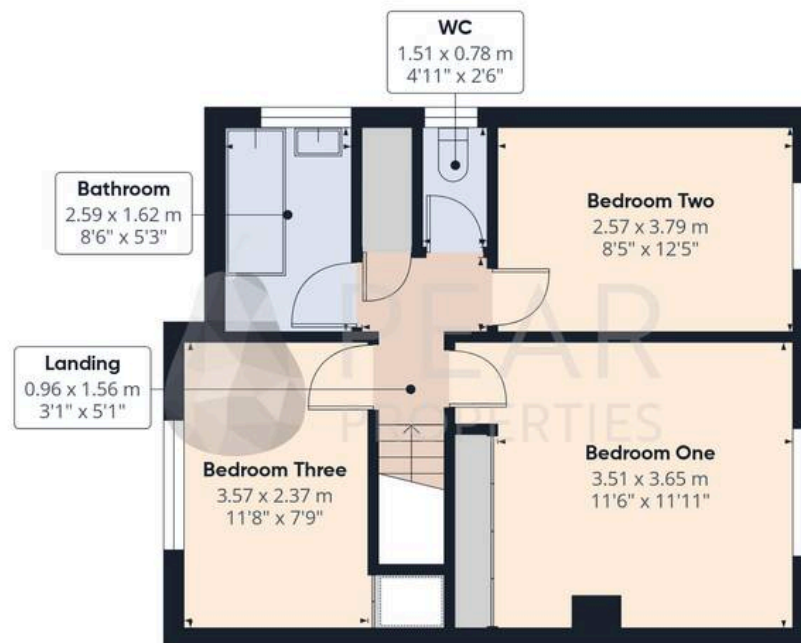
2 Parking Spaces

Driveway providing off road parking for two vehicles.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

94.6 m²

1019 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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