



Offers In Excess Of  
£500,000  
Freehold

## Nutley Crescent, Goring-By-Sea,

- Semi Detached House
- South Goring
- Three Double Bedrooms
- Freehold
- West Rear Garden
- EPC Rating - C
- Council Tax Band - D
- Conservatory
- Cloakroom/u.c
- Viewing Advised

Robert Luff & Co are delighted to offer this spacious Semi Detached House situated in the sought after location of Goring-by-Sea with its great proximity to the shops, schools, bus & train routes and the sea being less than half a mile away. The spacious accommodation comprises of entrance hall, cloakroom/u.c, two reception rooms, conservatory, fitted kitchen, three double bedrooms, bathroom and separate u.c. Outside is the ample parking and garage and West Facing rear garden. Internal viewing is recommended to appreciate this home

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## Accommodation

### Entrance Hall

radiator, obscured double glazed door, double glazed window, wall mounted thermostat control for the central heating, under stairs storage cupboard,

### Cloakroom/w.c

low level w.c, wash hand basin, obscured double glazed window

### Living Room 14'0" x 11'10" (4.27 x 3.63)

fireplace, tv point, radiator, double glazed sliding door to

### Conservatory 11'7" x 11'2" (3.55 x 3.42)

being a brick and double glazed construction with pitched roof, tiled floor, opening windows and doors onto and overlooking the rear garden

### Dining Room 13'1" x 10'11" (3.99 x 3.33)

measurement into double glazed bay window, radiator, folding doors into living room

### Kitchen 11'8" x 6'9" (3.56 x 2.059)

measurements to include fitted units and comprising of single bowl, single drainer sink unit with mixer tap, units and drawers over and under the work top surfaces, built in double oven, hob and extractor fan, plumbing and space for washing machine and dishwasher, space for fridge/freezer, part tiled walls, obscured double glazed window and double glazed door onto the rear garden

### First Floor Landing

double glazed window, access to loft space, two cupboards one housing the combi central heating boiler and the other with shelving

### Bedroom One 11'8" x 10'8" (3.56 x 3.26)

measurements to include built in wardrobes that have sliding doors, one with mirror front with hanging rails and shelving, double glazed window and radiator

### Bedroom Two 10'11" x 10'8" (3.33 x 3.26)

measurements to include built in wardrobes that have sliding doors, one with mirror front with hanging rails and shelving, radiator and double glazed window

### Bedroom Three 10'1" x 8'2" (3.08 x 2.5)

radiator and double glazed window

### Bathroom

bath with shower and mixer taps with shower attachment, tiled walls, obscured double glazed window, wash hand basin with cupboards below

### Separate w.c

low level w.c, obscured double glazed window, tiled walls

### Outside

#### Front Garden

laid to flower and shrub border and off road parking

#### Garage & Shed 31'2" x 8'6" > 7'11" (9.5 x 2.61 > 2.42 )

access to the garage is via an up and over door, power and light and personal door to rear garden. The garage has been extended into further storage area which is a wooden construction

#### West Facing Rear Garden

having been landscaped with circular lawn and patio areas, flower and shrub borders, enclosed by fencing



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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# Floorplan

## Ground Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 102.2 sq. metres (1099.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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