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20 Nutley Close, Goring-By-Sea, BN12 4JZ

Offers over £650,000





# 20 Nutley Close

Goring-By-Sea, BN12 4JZ

A beautifully presented four bedroom family home situated in one of South Goring's most sought after residential locations.

Occupying an enviable position at the top corner of a quiet cul-de-sac in Nutley Close, this attractive property sits on a fabulous size plot and offers spacious, versatile accommodation perfectly suited to modern family living.

Upon entering the property, you are welcomed by a spacious entrance hall which leads through to a charming bay fronted lounge featuring a stylish log burner, creating a warm and inviting focal point. French doors open seamlessly into the dining room, providing an excellent space for both family meals and entertaining, whilst also offering direct access out to the rear garden.

The kitchen/breakfast room is generously proportioned, fitted to provide ample storage and workspace, and also benefits from access to the garden, making it ideal for day to day family life. There is also a ground floor WC.

To the first floor are three excellent sized bedrooms, all beautifully presented and offering plenty of natural light, together with a luxurious family bathroom finished to a high standard. Occupying the top floor is a superb principal bedroom suite, creating a wonderful private retreat complete with its own en suite shower room.

Externally, the property continues to impress with a superb rear garden which is predominantly laid to lawn, providing an ideal space for children to play, outdoor dining and entertaining during the warmer months. To the front, a private driveway offers off road parking for several vehicles along with a garage.

Situated in Nutley Close, the property is perfectly positioned for families and those seeking a coastal lifestyle, being within easy reach of the shops and amenities at Mulberry Parade, the beach and the popular Goring Greensward. Goring-by-Sea mainline railway station is nearby, offering excellent transport links to major towns and cities, while regular bus services also serve the area.



Entrance hall

Kitchen 15'0 x 8'4 (4.57m x 2.54m)

Dining room 13'9 x 11'6 (4.19m x 3.51m)

Lounge 14'7 x 12'4 (4.45m x 3.76m)

Ground floor w/c

Stairs to first floor landing

Bedroom 14'7 x 11'6 (4.45m x 3.51m)

Bedroom 13'9 x 11'6 (4.19m x 3.51m)

Bedroom 11'7 x 8'4 (3.53m x 2.54m)

Bathroom 8'4 x 6'9 (2.54m x 2.06m)

Stairs to second floor landing

Master bedroom 19'10 x 11'2 (6.05m x 3.40m)

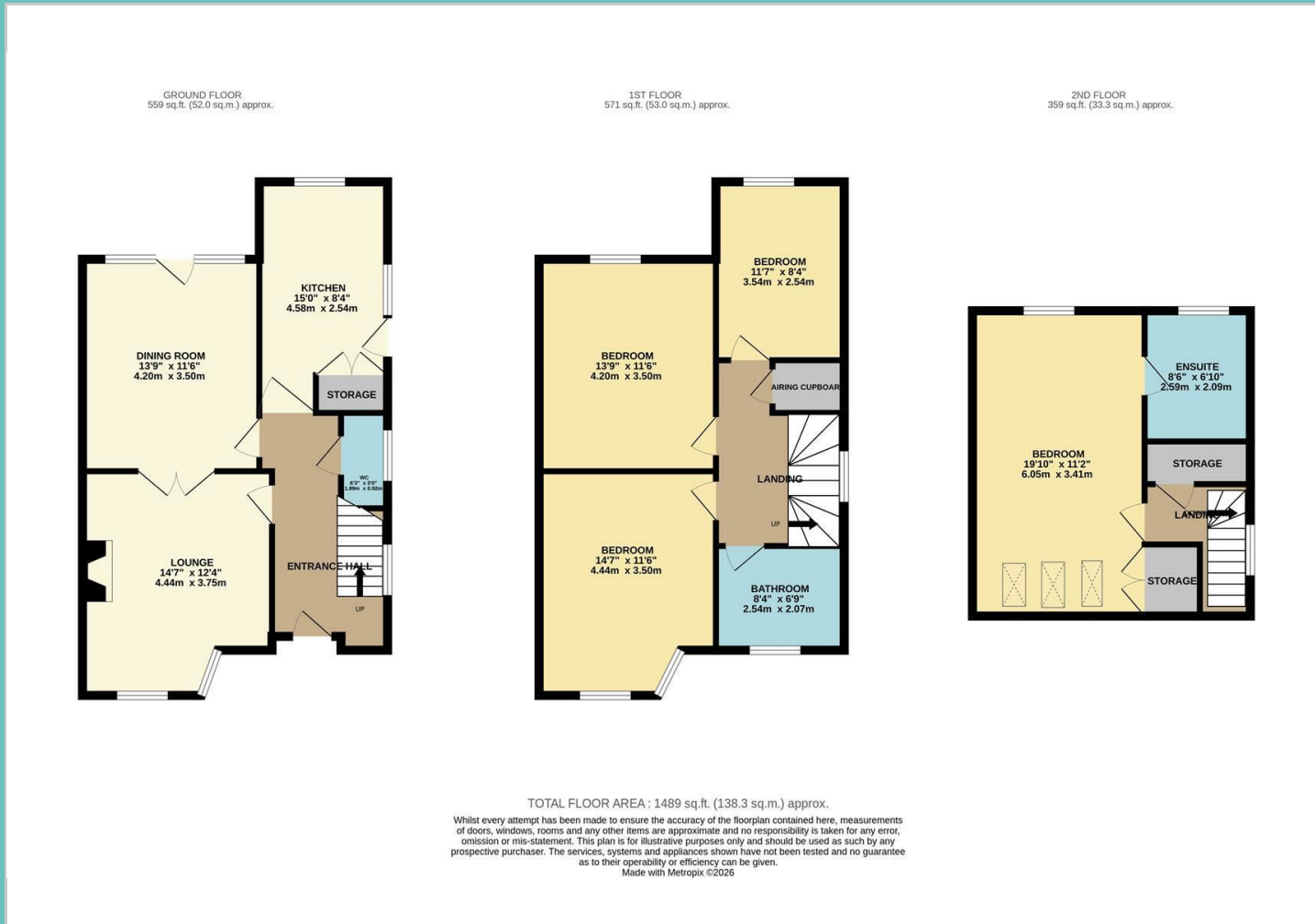
En-suite 8'6 x 6'10 (2.59m x 2.08m)

Garage

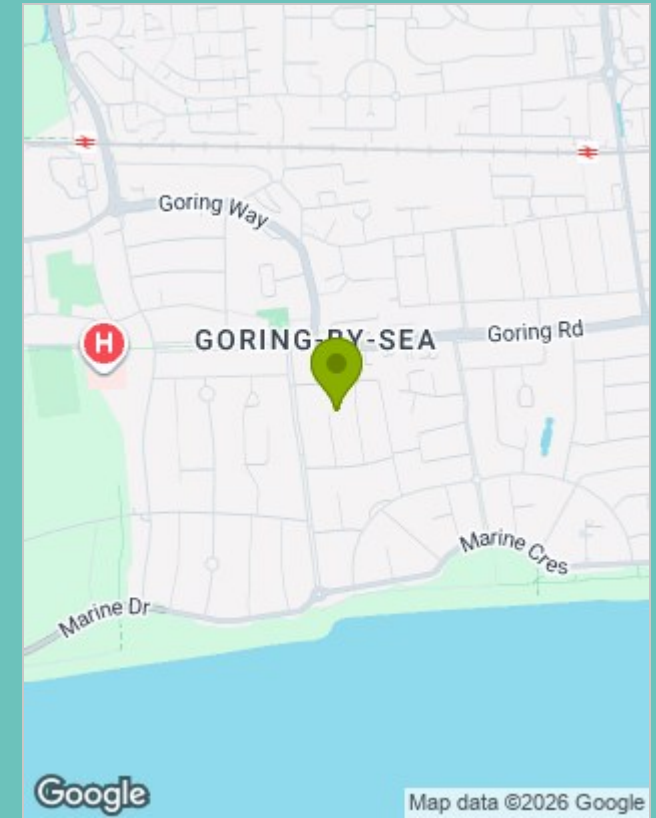




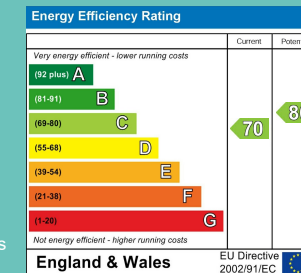
# Floor Plans



# Location Map



# Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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