

NUTLEY CLOSE

GORING-BY-SEA

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HARRINGTON



Maxwell Harrington are delighted to offer for sale this 1,489 sq ft four-bedroom semi-detached home, set in one of South Goring's most desirable and established residential settings.

Enjoying a privileged position at the head of a peaceful cul-de-sac in Nutley Close, this beautifully presented family home sits within a notably generous plot and offers an impressive balance of elegant interiors, generous proportions and versatile accommodation. Arranged over three floors, the property has been thoughtfully designed to accommodate the demands of modern family life, whilst providing an inviting environment for entertaining and relaxed living.



- 1489 sq ft property
- Four bedrooms
- Separate Living room (14'7 x 12'4)
- Kitchen (15'0 x 8'4)
- Corner plot
- Semi detached house
- En-suite to primary bedroom
- Separate Dining room (13'9 x 11'6)
- Potential to extend s.t.p.p
- Quiet cul-de-sac location







On entering, a welcoming reception hall leads into a beautifully proportioned bay-fronted sitting room, where a contemporary log burner creates a warm and atmospheric focal point. From here, glazed French doors open into the generous dining room, providing an exceptional setting for family dining and entertaining. The room also enjoys direct access to the rear garden, creating a natural connection between the principal living spaces and the outdoors.

The well-appointed kitchen/breakfast room provides an excellent combination of storage and preparation space, with generous room for a breakfast table and informal family gatherings. A side door leads directly onto the garden, adding further practicality to this sociable part of the home. A well-positioned cloakroom completes the ground floor.

The first floor is home to three substantial bedrooms, each enjoying excellent natural light and presented in a tasteful and considered style. These rooms are complemented by a beautifully finished family bathroom, creating a comfortable and sophisticated bedroom level.

The entire second floor is devoted to the impressive principal bedroom suite, offering a peaceful and private retreat from the rest of the home. Generously proportioned and filled with natural light, the principal bedroom is complemented by a superb en suite shower room.

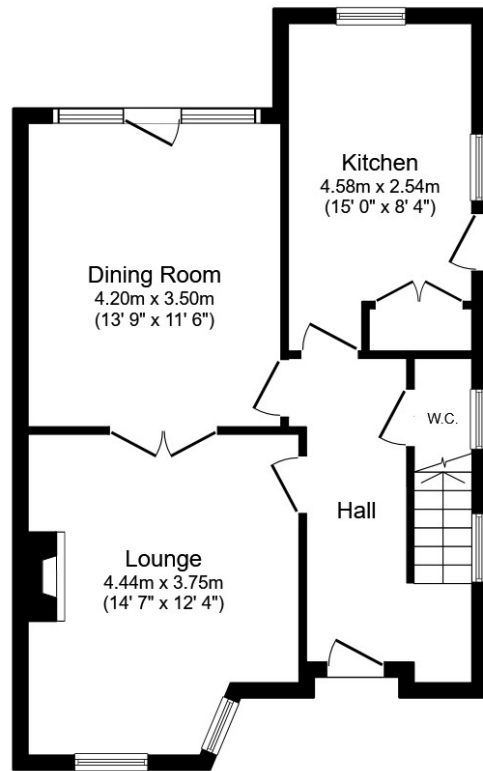
Outside, the property enjoys a particularly generous garden and plot, providing an appealing backdrop for outdoor dining, entertaining and family life. The scale of the grounds is a notable feature of the property and offers a rare degree of outside space for a home of this nature.

The property is conveniently located within easy reach of local shopping facilities, cafés, restaurants and supermarkets, whilst Worthing town centre is only a short drive away. Excellent transport links include nearby Goring-by-Sea railway station, regular bus services and easy access to the A27 and A24, making commuting to Brighton, Chichester and London straightforward.

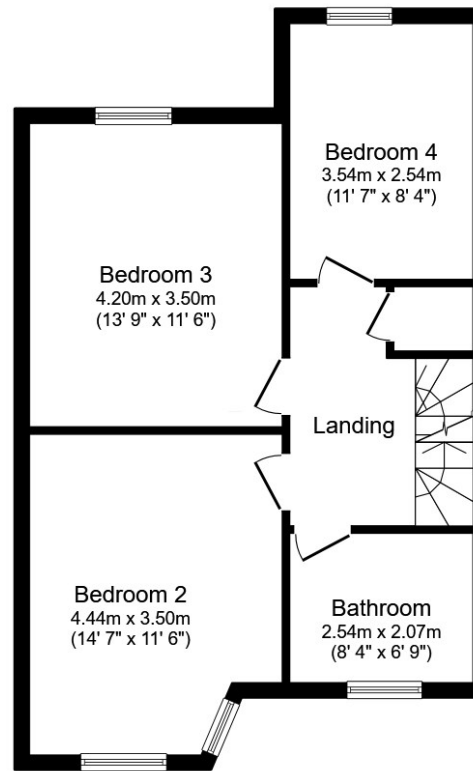
OFFERS IN EXCESS OF £625,000

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

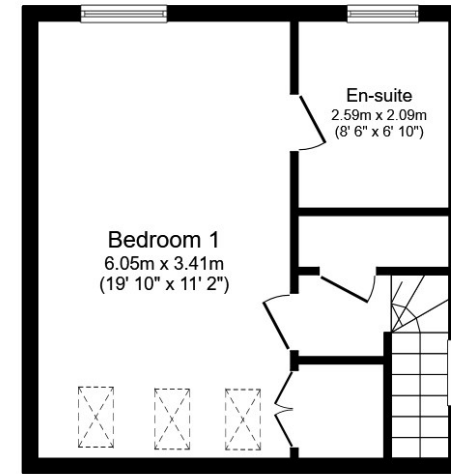




Ground Floor



First Floor



Second Floor

Total floor area: 138.3 sq.m. (1,489 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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