



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



97 Nutley Crescent, Goring-By-Sea, Worthing, BN12 4LB

Guide price £525,000





# 97 Nutley Crescent

Goring-By-Sea, Worthing, BN12 4LB

- Stunning Garden
- Three good size bedrooms
- Close to beach
- Off Road Parking
- Conservatory
- Semi Detached
- Gas Central Heating
- Close to Shops
- Kitchen Dining Room
- Call now to view.

A superb, well stocked feature rear garden complements this beautifully presented and extended semi-detached home in favoured South Goring.

In brief, the accommodation comprises enclosed entrance porch into spacious entrance hall with under stairs storage, and ground floor WC. The bay fronted lounge boasts an inset gas living flame fire which opens onto a well configured kitchen/diner incorporating a breakfast bar, and being double aspect with a range of integrated appliances. There are sliding doors onto a UPVC double glazed conservatory, which in turn leads to the feature garden.

There are stairs that rise to the first floor landing with access to loft space via a pull down ladder. There are three double bedrooms with the master bedroom boasting full length fitted wardrobes. Complementing the bedrooms is a modern fitted bath and shower room.

Externally there is off road parking and a driveway which leads to the garage with up & over door. The rear garden as previously mentioned is a particular feature of the property, with Indian sand stone patio, an ornate fish pond, further areas of patio, and a profusion of well stocked tree and shrub lined borders.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful home.

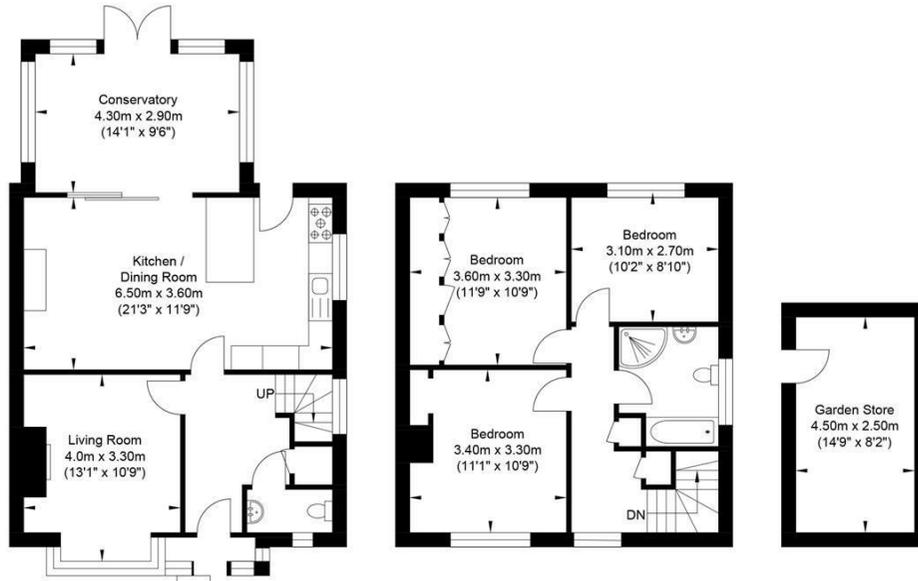
Situated in Nutley Crescent, local shops can be found nearby at Mulberry Parade which cater for everyday needs. Sea Lane Cafe along with Goring Beach and Greensward is just a short walk away. The nearest mainline railway stations can be found at both Goring by Sea and Durrington on Sea, which give great links to most major towns and cities.

Please contact the vendor's sole agents to arrange your private viewing tour.





### Nutley Crescent

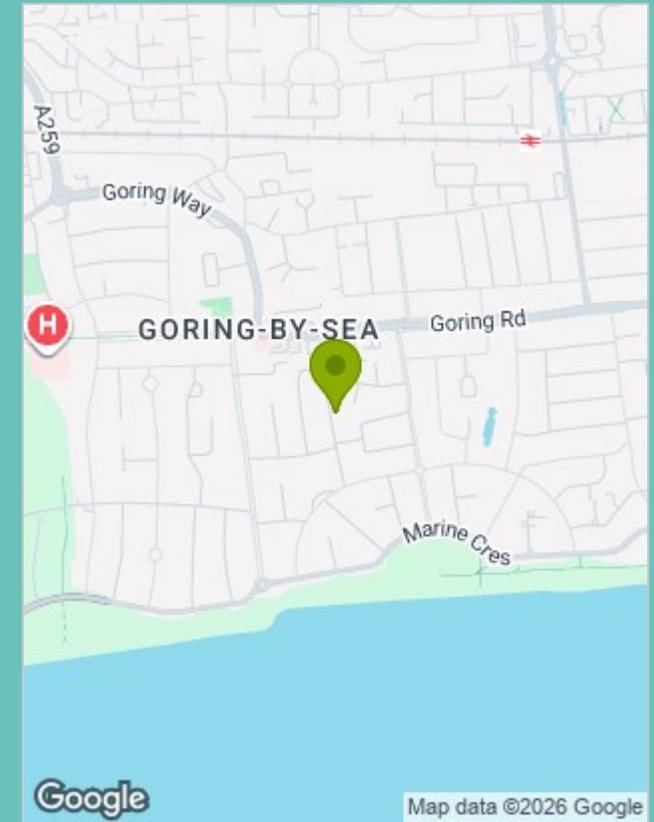


Ground Floor  
Approximate Floor Area  
655.09 sq ft  
(60.86 sq m)

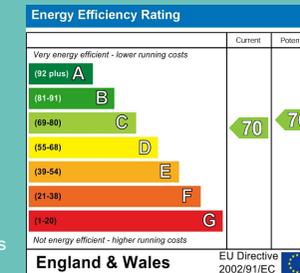
First Floor  
Approximate Floor Area  
489.75 sq ft  
(45.50 sq m)

Outbuilding  
Approximate Floor Area  
121.09 sq ft  
(11.25 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 106.36 sq m / 1144.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



### 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

