

*It's all in the details...*



## 11 Nutley Crescent

Goring-By-Sea, Worthing, West Sussex, BN12 4LA

**£550,000**

- Exceptional link detached bungalow
- Stylish modern interior
- Large private driveway and attached garage
- Impressive gardens to both the front and rear
- Double aspect lounge with French doors to a landscaped pebbled patio
- Excellent Shaker kitchen/dining room with integrated appliances and door to the patio
- Large main bedroom with bay windows
- Generously sized second bedroom with scope to be a home office/study
- Deluxe contemporary shower room
- Near to Goring Road amenities, mainline stations and the beach

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

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## **Step Inside**

Tastefully contemporary, this link attached bungalow sits back from the favoured Goring location of Nutley Crescent behind a large gravel driveway that together with an attractive walled garden instantly gives a prized level privacy from passers-by.

An enclosed entrance porch leads the way to an exemplary layout that flows with ease and defies all the outdated clichés of bungalow life. Light reflecting white walls feature throughout giving an inviting feel while the generous dimensions have scope to be extended further (STNC). An excellently presented hallway unfolds onto a wonderful double aspect lounge where plush grey carpeting and an accent teal blue chimney breast wall lend subtle pops of colour. French doors connect with the pebbled patio of the idyllic garden, picture rails wrap-around above you and floating timber shelves stretch out in the chimney breast alcoves. A tall contemporary column radiator adds a sleek finishing touch.

Equally impressive, the adjacent kitchen/dining room has further access to the patio and is fully fitted with a wealth of modern Shaker cabinets. Integrated appliances include an oven and hob and the wrap-around arrangement includes a dedicated spot for a freestanding washer/dryer beneath the wood countertops. Smart grey tiled splashbacks complement the design, a perfectly placed pendant lights the ideal space for a family sized dining table and a further column radiator demonstrates an attention to detail.

Along the hallway a large double aspect main bedroom is filled with light from wide bay windows and a the second bedroom provides plenty of options to become a home office/hobbies room/study if preferred. Together they share a deluxe contemporary shower room arranged in a refined tile setting.

## **Step Outside**

At the rear the considerable garden offers something for everyone. Tastefully landscaped to reflect the superb interior design and presentation of the bungalow, its broad L-shaped pebbled patio area is framed in solid wood and produces an exemplary place for al fresco dining and to unwind in the sunshine. An established large lawn supplies low maintenance space for children to play, mature borders add colour and interest throughout the seasons and a modern timber shed has handy storage for barbeques and garden tools.

To the front the gravel driveway and attached garage provide an abundance of private off-road parking and the walled garden generates a hugely welcoming introduction to the lifestyle on offer.

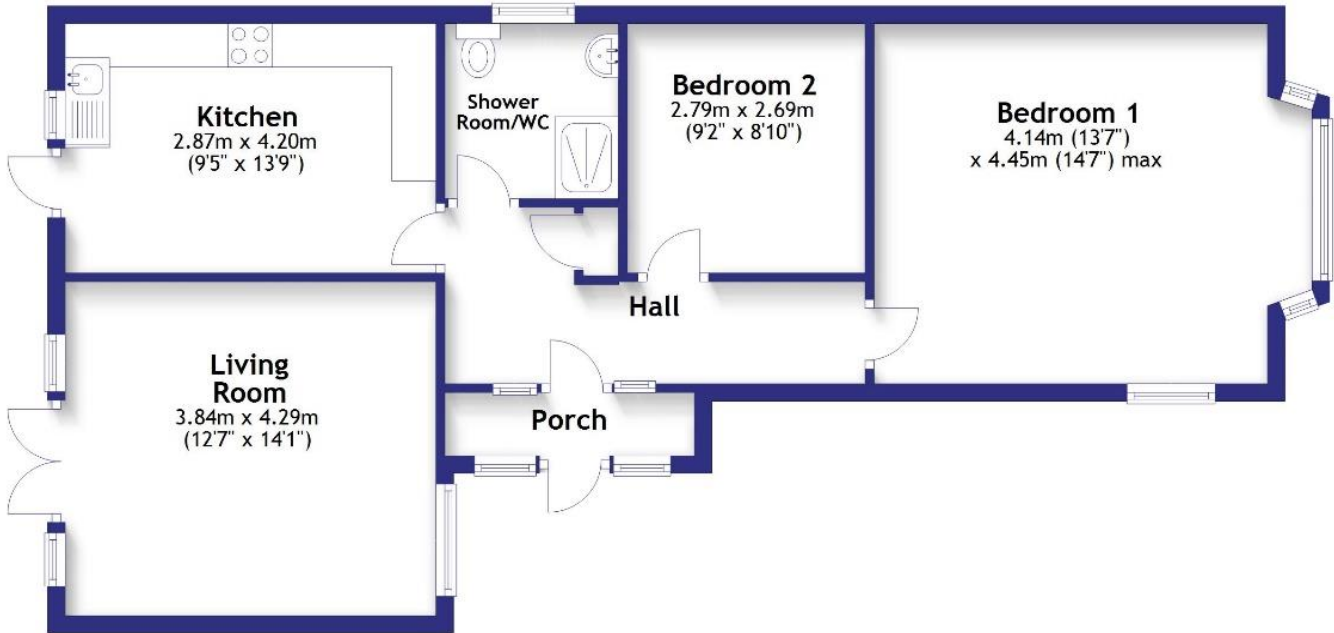
## **In your local area...**

Conveniently situated with both the beach and the shops and amenities of Goring Road approximately only half a mile away, this Goring-by-Sea bungalow offers the best of both worlds. The Greensward and a beachfront cafe are popular destinations and there is a choice of mainline train stations within a mile`s walk. Local schools include the highly regarded Goring-by-Sea (Aided) Primary School, Davison Church of England High School for Girls, Worthing High School, Durrington High School and St Andrew`s C of E High School. The coast road and A259 make it easy to travel into Worthing town centre with its choice of high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer.



## Ground Floor

Approx. 71.2 sq. metres (766.7 sq. feet)



Total area: approx. 71.2 sq. metres (766.7 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>66</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Additional Information

**Tenure:** Freehold

**Council Tax:** Worthing Borough Council - Band D

#### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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