

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



## 44 Nutley Crescent

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

Guide Price £500,000 - £525,000

- Superbly presented 3 bed semi-detached family residence
- Excellent gardens to both the front and rear
- Shared driveway parking and detached garage
- Spacious double aspect living/dining room
- Large fully fitted kitchen
- Impressive main bedroom with fitted wardrobes
- Air conditioning, gas central heating and double glazing
- Less than half a mile to the beach
- Handy location for local shops, mainline stations and schools

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Merely half a mile to the beach. With palm trees in the gardens and the added convenience of a garage and driveway parking this exceptional semi-detached house is impeccably presented and has a superb double aspect living/dining room.

### **Step Inside**

With the beach and Greensward less than half a mile away and the local shops and amenities of Goring Road only a stroll from your door, this exemplary semi-detached property sits back from the wide road of Goring's most coveted locations.

A statuesque palm tree in the considerable front garden instantly reminds you of how near to the beach you are while inside an easy flowing layout with air conditioning is impeccably presented to an excellently high specification.

Designed with modern family life in mind, a spacious double aspect living/dining room is filled with sunlight from elegant bay windows and sliding doors that take you out onto a west facing patio. A contemporary fireplace adds a homely and stylish feel and the matching accent patterns of twin chimney breasts lend a considered dash of colour to each area of the room. Tasteful fitted storage blends seamlessly in and the wide sliding doors allow views of the garden to be carried through, giving you every excuse to step outside for al fresco dining.

With its own direct access to the garage and gardens a large kitchen is fully fitted with traditional cabinets and sleek modern countertops that house a wide array of freestanding appliances. The galley layout is both functional and attractive, providing ample storage and workspace. In the hallway a substantial walk-in cupboard with a tall casement window currently provides handy space for coats, bags and shoes beneath the stairs and has the potential to be easily reconfigured back into a ground floor cloakroom/WC.

Beautifully light and bright, a turning staircase leads the way up to the first floor where a central landing unfolds onto three equally impressive bedrooms and a family bathroom. Two double bedrooms include a tremendous main bedroom with garden views and a wall of fitted wardrobes and bookshelves that give a clean modern aesthetic. More than generous, a large single bedroom provides plenty of flexibility for anyone in need of a dedicated home office or music room.

Together they share a well proportioned bathroom with a full sized bath that has an overhead shower.

### **Step Outside**

Enviably sized, the enclosed west facing rear garden is ideal for modern family life and those who love to entertain. Adding a seamless extension of the living/dining room a substantial patio has space for everyone to spend time together and enjoy al fresco dining. Bordered by high fencing, an established lawn stretches out providing every chance for children to play and well-maintained beds of evergreen shrubs wrap-around with the added attraction of a tall palm tree and clipped conifer.

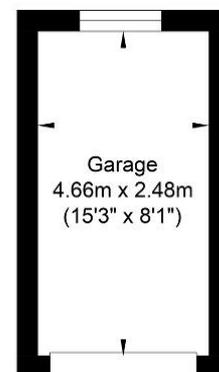
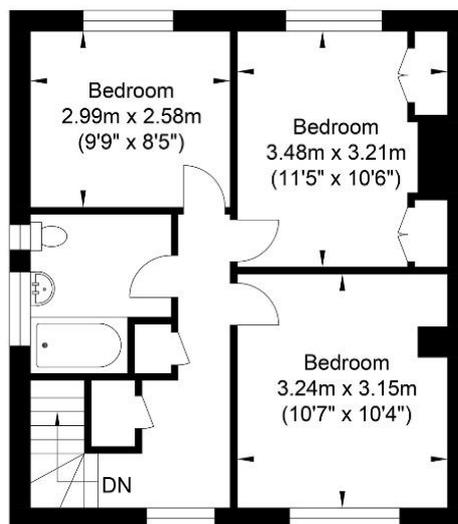
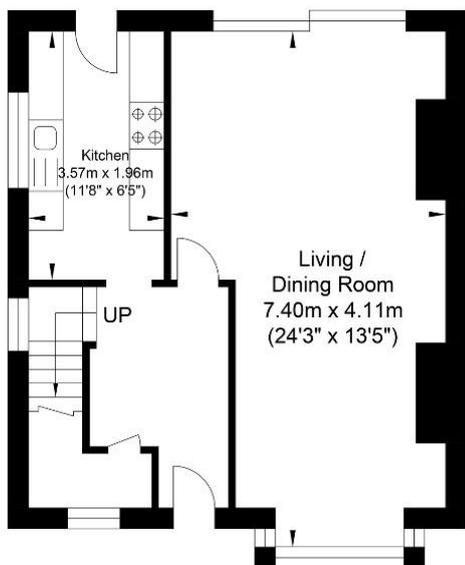
At the front of the house a considerable walled garden sees further shrubs and hedging frame a central lawn while a statuesque palm tree instantly generates plenty of coastal charm. The bay facade of the house has a canopied doorway that immediately gives an inviting introduction and to the side a shared driveway and detached garage provide the convenience of off-road parking for several vehicles.

### **In your local area**

Conveniently situated within moments from the amenities of shops, supermarket and cafes of Mulberry Parade, this Goring-by-Sea home is also merely half a mile from the beach. 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 and Worthing High School. The coast road and A259 make it easy to travel into Worthing town centre.



# Nutley Crescent, Goring



Ground Floor  
Approximate Floor Area  
474.04 sq ft  
(44.04 sq m)

First Floor  
Approximate Floor Area  
462.09 sq ft  
(42.93 sq m)

Garage  
Approximate Floor Area  
124.43 sq ft  
(11.56 sq m)

Approximate Gross Internal Area (Excluding Garage) = 86.97 sq m / 936.13 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Additional Information

**Tenure:** Freehold

**Council Tax:** Adur & Worthing Band D

**Flood Risk:** Surface Water – Very Low

Rivers & Sea – Very Low

### 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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