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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



64 Nelson Road

Goring-By-Sea, Worthing, BN12 6EN

£425,000

Freehold Council Tax Band D

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We are delighted to offer for sale this beautifully presented family home, enviably positioned within an extremely convenient location in Goring.

The accommodation comprises an enclosed entrance porch leading into a welcoming entrance hall, bay fronted living room, separate dining room with sliding doors opening onto the rear garden and a stunning refitted kitchen fitted with a range of base and eye level units.

To the first floor there are three bedrooms, two of which are generous doubles, with the main bedroom benefiting from mirrored fitted wardrobes. There is a family bathroom with shower over bath and a separate W/C.

Externally, to the front of the property there is a block paved driveway providing off road parking, with a secure up and over door leading through to a carport and rear garden access. The generous rear garden is predominantly laid to lawn, complemented by established shrub borders and a patio seating area, providing an ideal space for outdoor entertaining.

Further benefits include gas fired central heating, double glazing and the property is being offered for sale with no onward chain.

Situated in Nelson Road, the property is ideally located being close to Durrington-on-Sea mainline railway station which gives great links to most major towns and cities. There's convenience shops at Strand Parade and is also well located for primary and secondary schools.

Enclosed Porch

Entrance Hall

























Bay Fronted Living Room
12'4 x 13'6 (3.76m x 4.11m)

Dining Room With Sliding Doors
12'10 x 10'10 (3.91m x 3.30m)

Beautifully Fitted Kitchen
9'8 x 7'10 (2.95m x 2.39m)

Stairs To First Floor

Bedroom One With Mirrored Wardrobes
14'4 x 11'5 (4.37m x 3.48m)

Bedroom Two
11" x 12'10 (3.35m x 3.91m)

Bedroom Three
8'10 x 7'7 (2.69m x 2.31m)

Fitted Bathroom With Shower Over Bath

Seperate W/C

Car Port

Garage With Up & Over Door
17'9 x 8'7 (5.41m x 2.62m)

Large Rear Garden

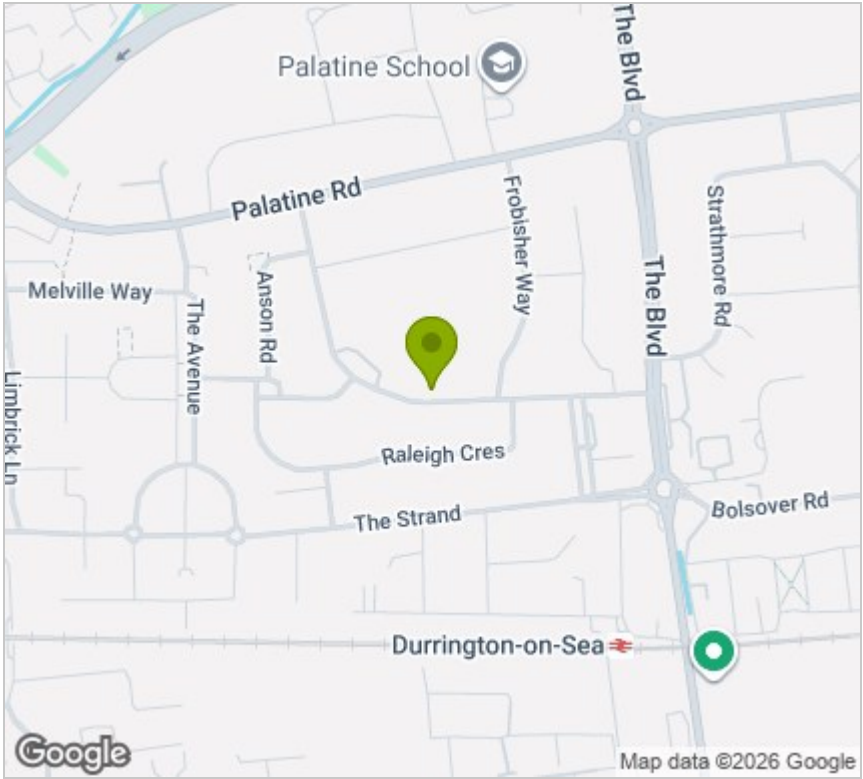
Off Roading Parking

Floor Plan

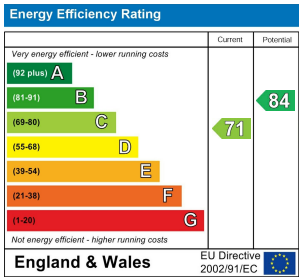


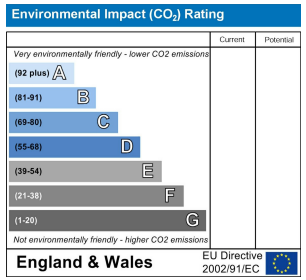
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph





Viewing

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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