



Offers In Excess Of
£530,000
 Freehold

Nelson Road, Goring-By-Sea

- Detached House
- Double Storey Extension
- South Garden
- Freehold
- Five Bedrooms
- Double Garage
- EPC - D
- Council Tax Band - E

We are pleased to present this substantial extended five bedroom detached home located in Goring. The property benefits a double storey extension, double garage and good sized south facing garden. It offers an impressive 167 sqm of space with ample living space and generous bedroom sizes. There is a re-fitted bathroom and W.C with modern kitchen too. Nelson Road offers further potential for adaption with the possibility to create an open plan living space too. The property has to be seen to be appreciated - internal viewing advised.

T: 01903 331567 E: goring@robertluff.co.uk
www.robertluff.co.uk

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Part obscured glazed front door, storage cupboard under stairs housing gas and electric meters, two radiators, two obscured double glazed windows to front, stairs to first floor.

Lounge 11'9" x 24'11" (3.59 x 7.60)

Feature gas fireplace with stone mantle and surround, two radiators, full height double glazed patio doors to garden.

Dining Room 20'11" x 8'3" (6.40 x 2.53)

Full height double glazed patio doors to garden, further obscured double glazed window to side, two radiators, serving hatch.

Kitchen 12'11" x 8'4" (3.94 x 2.55)

Measurements to include built in units with inset stainless steel sink with mixer tap over, space and plumbing for freestanding washing machine, dishwasher, tumble drier, fridge / freezer and oven, wall mounted combi boiler, obscured double glazed door to side, further double glazed window to front, lino flooring, part tiled walls, radiator, serving hatch.

First Floor Landing

Two storages cupboards one housing hot water cylinder, loft access with pull down ladder and light.

Bedroom One 20'0" x 12'5" (6.10 x 3.81)

Measurements to include built in wardrobes offering hanging and shelving, double glazed window to rear, radiator.

Bedroom Two 23'2" x 8'6" (7.08 x 2.60)

Double glazed window to rear, radiator.

Bedroom Three 11'6" x 7'9" (3.53 x 2.37)

Measurements to exclude built in cupboard, double glazed window to front, radiator.

Bedroom Four 7'0" x 11'8" (2.15 x 3.58)

Double glazed window to front, radiator, access to bedroom five

Bedroom Five 11'8" x 7'0" (3.58 x 2.14)

Double glazed window to rear, radiator.

Shower Room 8'5" x 5'3" (2.58 x 1.61)

White bathroom suite, double shower cubical with power shower and glass screen over, wall mounted vanity unit with surface mounted wash hand basin with mixer tap over and storage below, wall mounted storage, heated towel rail, obscured double glazed window to side, vinyl flooring, aqua panelled walls.

W.C

Low level W.C, obscured double glazed window to side, vinyl flooring, aqua panel walls.

Front Garden

Mainly laid to hard standing with parking for multiple cars and access to double garage, partially lawned section, low level retaining front wall, flower and shrub borders.

Rear Garden

South facing, mainly laid to lawn, patio area, two sheds, side access to front of property.

Double Garage 24'0" x 7'11" (7.32 x 2.43)

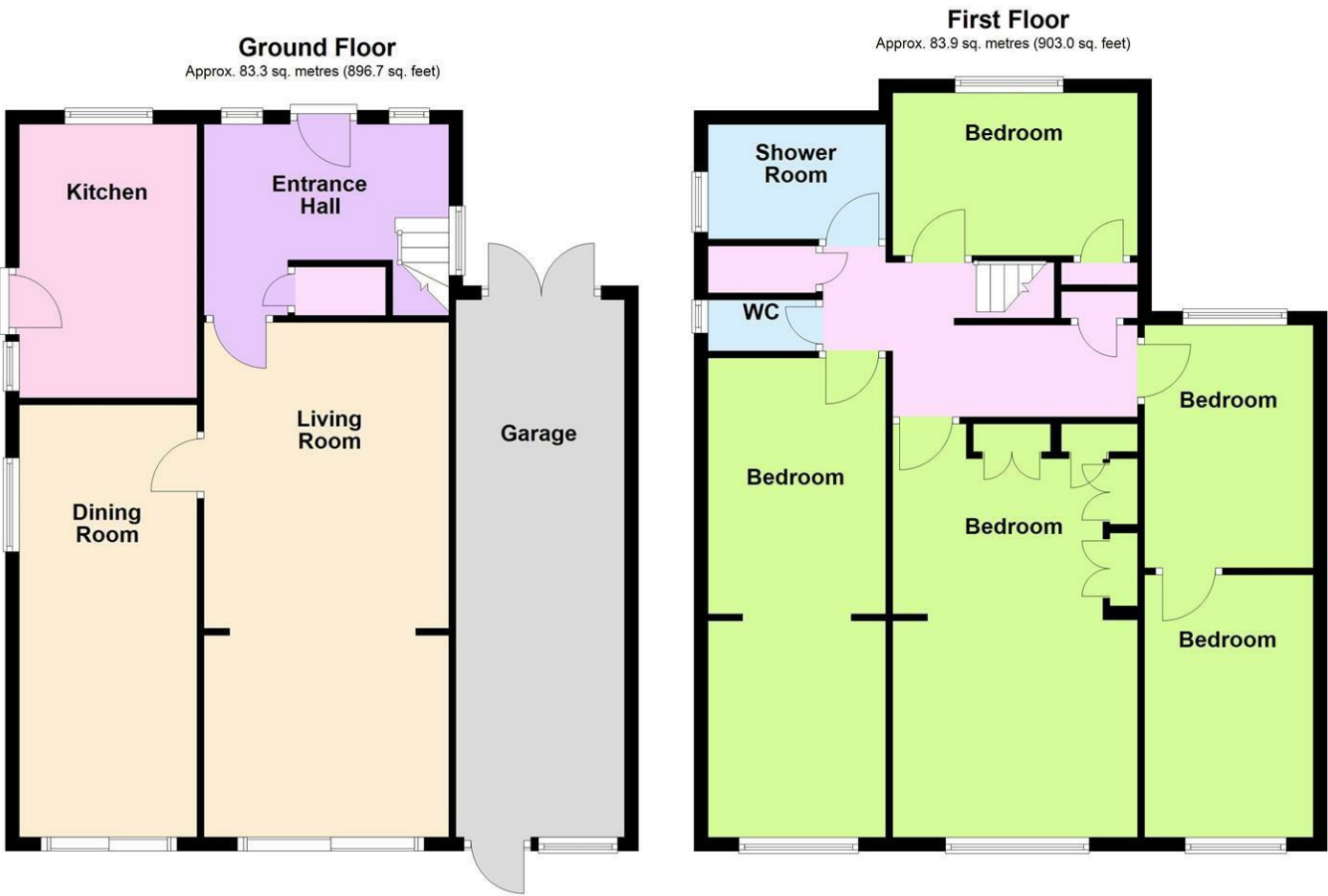
Fibreglass double barn doors to front, obscured double glazed door and double glazed window to rear, power and lighting.



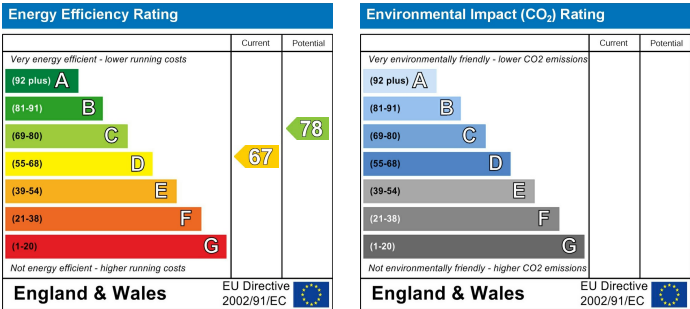
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Total area: approx. 167.2 sq. metres (1799.6 sq. feet)



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