



**JAMES & JAMES**  
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31 Nelson Road

Goring-By-Sea, Worthing, BN12 6EG

Guide price £525,000

Freehold Council Tax Band E



A well presented three bedroom detached home, occupying a slightly wider than average plot. The property provides versatile and well balanced accommodation, ideal for families seeking both space and practicality.

The ground floor opens with a welcoming entrance hall featuring tiled flooring and useful understairs storage, leading through to a spacious lounge/diner. This impressive dual aspect room enjoys a pleasant outlook over the rear garden, with sliding doors opening into the conservatory and a log burner creating a cosy focal point. The kitchen is fitted with a comprehensive range of units and work surfaces, with space for appliances and an open aspect through to the living space, enhancing the flow of the home. A lobby area provides direct access out to the garden.

The conservatory offers an additional reception space, overlooking the rear garden and providing a flexible area for dining or relaxing throughout the year.

To the first floor, there are three good size bedrooms, all well proportioned and suitable for family living. The bedrooms are served by a recently updated family bathroom featuring both a bath and separate shower, along with a separate WC also recently replaced.

Externally, the rear garden is a particular feature, enjoying a desirable southerly aspect and offering a private space mainly laid to lawn with mature borders, patio seating area and a raised deck. The garage has been fully converted into two rooms providing a useful office and utility area, adding further flexibility to the property.

To the front, there is off road parking for several vehicles. Further benefits include gas central heating and double glazing throughout.

Entrance hall

Lounge

Kitchen

Lobby area





Dining room

Conservatory

Ground floor w/c

Stairs to first floor

Bedroom one

Bedroom two

Bedroom three

Bath & shower room

Separate w/c

Garage converted to office & utility

## Floor Plan



## 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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## Area Map



## Energy Efficiency Graph

