



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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6 Nutley Avenue

Goring-By-Sea, Worthing, BN12 4JS

Guide price £280,000

Leasehold Council Tax Band C



We are delighted to offer for sale this beautifully presented first floor two bedroom garden flat, ideally located in the ever-popular South Goring, just moments from the seafront and local amenities.

This charming property enjoys a spacious layout comprising an entrance hall, a well-appointed kitchen, a bright and airy lounge, two good-sized bedrooms, and a modern bathroom. Externally, the flat boasts its own private rear garden perfect for relaxing or entertaining.

Positioned within easy reach of Goring's shops, cafes, and the beach, this lovely home offers a fantastic coastal lifestyle and would suit a range of buyers, from first-time purchasers to those looking for a seaside retreat.

There is also a good size boarded loft.

Viewing is highly recommended – contact us today to book your appointment.

Lease years remaining - 88  
Service charge - £1250pa  
Ground rent - £150 pa

## ENTRANCE

Entrance Hall

Kitchen

9'4 x 9'0 (2.84m x 2.74m)

Lounge/Dining Room

18'0 x 12'8 (5.49m x 3.86m)





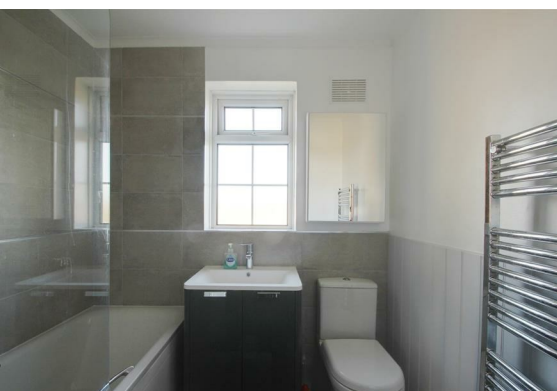
Bedroom One  
12'3 10'6 (3.73m 3.20m)

Bedroom Two  
12'9 x 9'0 (3.89m x 2.74m)

Bathroom

OUTSIDE

Private Rear Garden



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

