



**JAMES&JAMES**  
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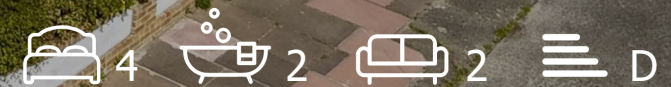
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



18 Nutley Drive, Goring-By-Sea, Worthing, BN12 4JX

Guide price £750,000





# 18 Nutley Drive

## Goring-By-Sea, Worthing, BN12 4JX

- Stunning Extended Family Home
- Four/ Five Bedrooms
- Stylish Kitchen/ Breakfast Room With Full Width Sliding Doors
- Luxury Fitted Bathroom & Shower Room
- Potential For Further Development (Subject To Planning Consents)
- Beautifully Presented Throughout
- Spacious Lounge/ Diner With Feature Log Burner
- Utility Room/ W.C
- Beautifully Landscaped Gardens
- South Goring Location

Occupying a generous and secluded corner plot, this beautifully presented CHAIN FREE 4/5 bedroom semi-detached home offers spacious and versatile accommodation. Situated in a highly sought after position of South Goring, it's just a short walk from the seafront, local shops, cafés, and excellent transport links.

The property has been thoughtfully extended to the rear, creating a stunning open-plan kitchen/breakfast room fitted with a range of base and eye level units, integrated appliances and solid wood worktops. There are full width sliding doors that open directly onto the garden patio.

The ground floor also features a bay fronted lounge/diner with a feature log burner and more doors with access to the garden. There is a further reception room/ fifth bedroom along with a separate utility area and ground floor WC adds further practicality.

To the first floor, there are four spacious bedrooms, a luxury fitted 'Jack & Jill' bathroom and stylish shower room. The layout is adaptable to suit a variety of needs, whether you're working from home or looking for multi-generational space.

Externally, the property continues to impress. The large corner plot offers wraparound gardens to the front, side, and rear, these are mostly laid to lawn with mature planting, creating a peaceful and private setting. A brick built garden/store room, which has power and light offers excellent storage for tools or outdoor furniture. Bike Shed.

Internal viewing is highly recommended in order to appreciate the overall size and presentation of this truly special home.



Entrance Porch

Entrance Hall

Reception Room/ Bedroom Five 13' x 7'11" (3.96m x 2.41m)

Living Room 15' x 12'4" (4.57m x 3.76m)

Dining Room With Sliding Doors To Garden  
13'7 x 11" (4.14m x 3.35m)

Stunning Kitchen/Breakfast Room With Full Width Sl  
16'3 x 14'11" (4.95m x 4.55m)

Utility Room/ W.C 6'5 x 6" (1.96m x 1.83m)

Bedroom One 15'8 x 15'6 (4.78m x 4.72m)

Jack & Jill Bathroom 9'11 x 5'8 (3.02m x 1.73m)

Bedroom Two 15'8 x 12'4 (4.78m x 3.76m)

Bedroom Three 13'8 x 11'2 (4.17m x 3.40m)

Bedroom Four 13'8 x 7'11 (4.17m x 2.41m)

Luxury Fitted Shower Room 6'7 x 6" (2.01m x 1.83m)

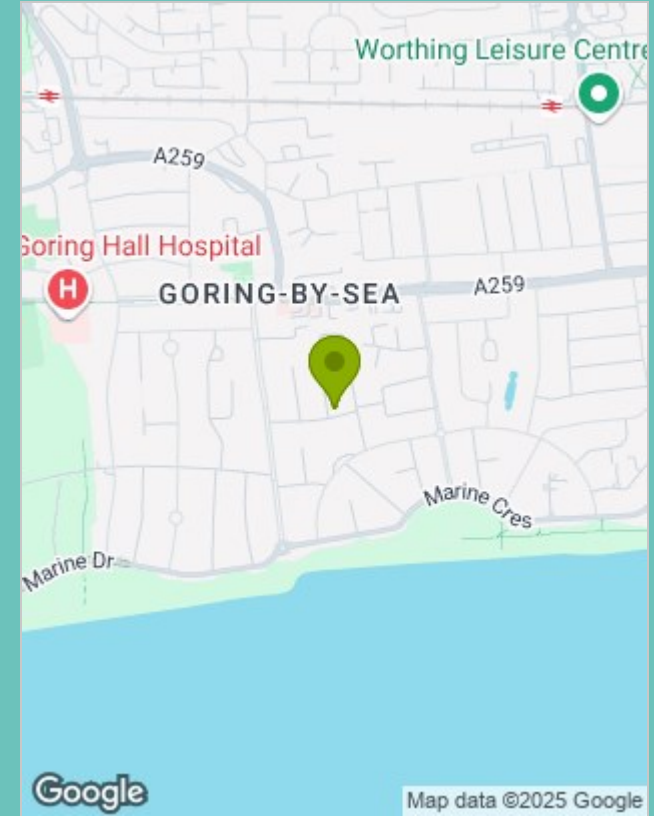
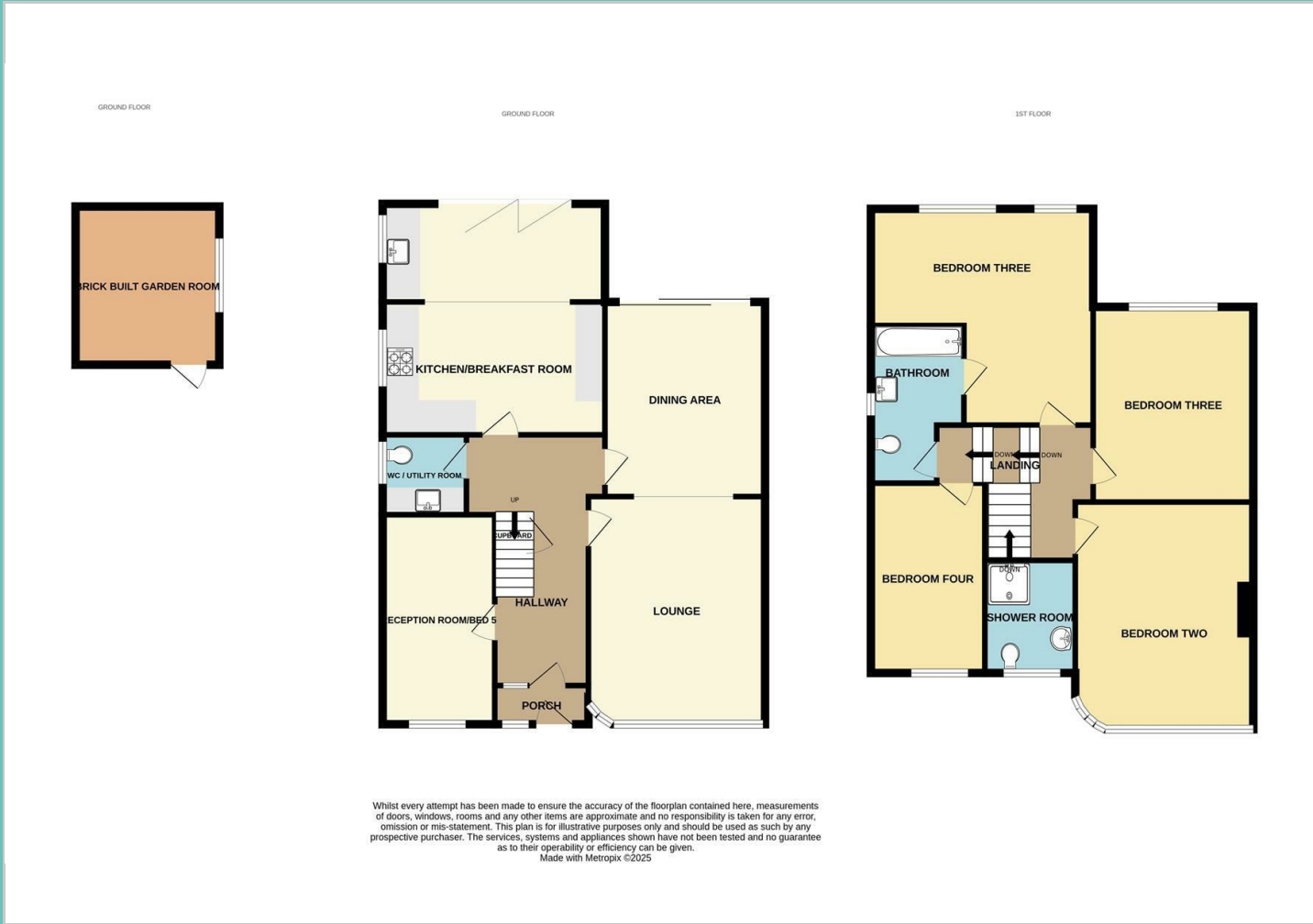
Brick Built Garden/ Storage Room  
10' x 11" (3.05m x 3.35m)



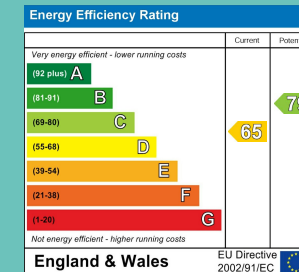


# Floor Plans

# Location Map



## Energy Performance Graph



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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