



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



25 Nelson Road  
Goring-By-Sea, Worthing, BN12 6EG  
Guide price £400,000

Freehold Council Tax Band D



In need of modernisation, although double glazed and offered for sale with NO ONWARD CHAIN James & James Estate Agents are delighted to bring to the market this mock Tudor three bedroom semi-detached house in a popular residential road.

In brief the accommodation comprises entrance hall, ground floor cloakroom, South facing lounge/diner, large conservatory opening onto the South facing rear garden, kitchen. To the first floor there are three double bedrooms, family bathroom, separate shower room.

Externally there is off road parking, a detached garage and South facing rear garden.

Other benefits include double glazing and gas central heating. In our opinion internal viewing is considered essential to appreciate the scope and potential of this good sized family home.

Situated in Nelson Road, local shops can be found nearby at Strand Parade, whilst Durrington mainline railway station is just a short walk away giving access to most major towns and cities. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately three miles distance.

#### Entrance hall

#### Ground floor cloakroom

South facing lounge/diner  
20'2 x 13'6 (6.15m x 4.11m)

South facing conservatory  
17'8 x 11'5 (5.38m x 3.48m)





Kitchen  
12'7 x 8'2 (3.84m x 2.49m)

Stairs to first floor landing

Bedroom one  
13'10 x 11'2 (4.22m x 3.40m)

Bedroom two  
12'4 x 8'5 (3.76m x 2.57m)

Bedroom three  
11'1 x 8'2 (3.38m x 2.49m)

Family bathroom  
8'2 x 5'2 (2.49m x 1.57m)

Separate shower room

Large airing cupboard

Front garden

Off road parking

Detached garage

South facing garden



## Floor Plan

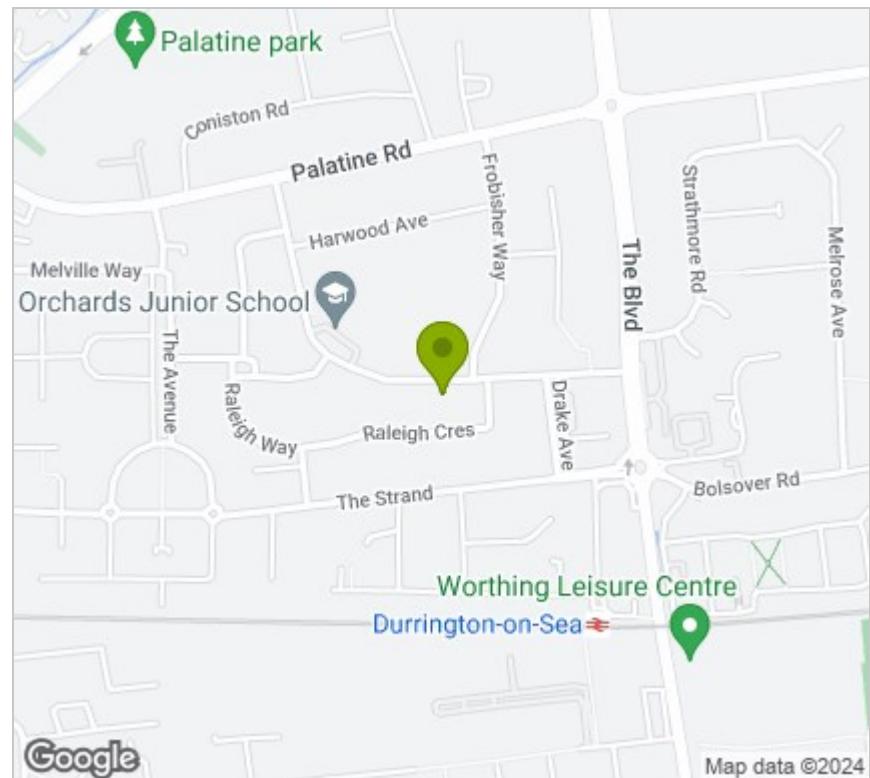


## Viewing

Please contact our James & James Estate Agents 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

