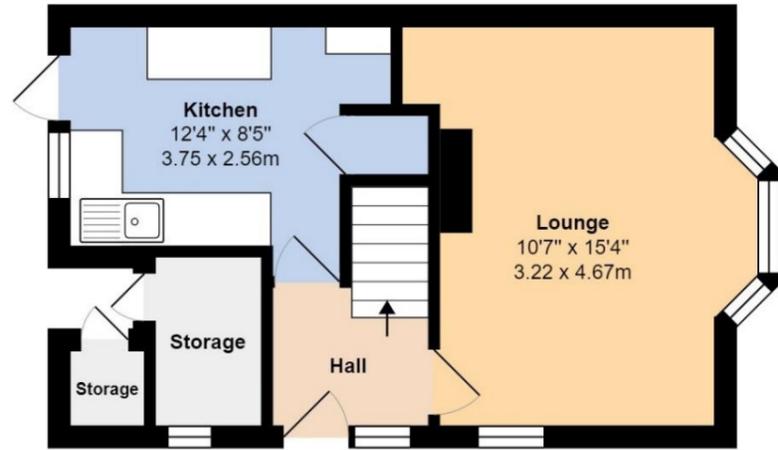
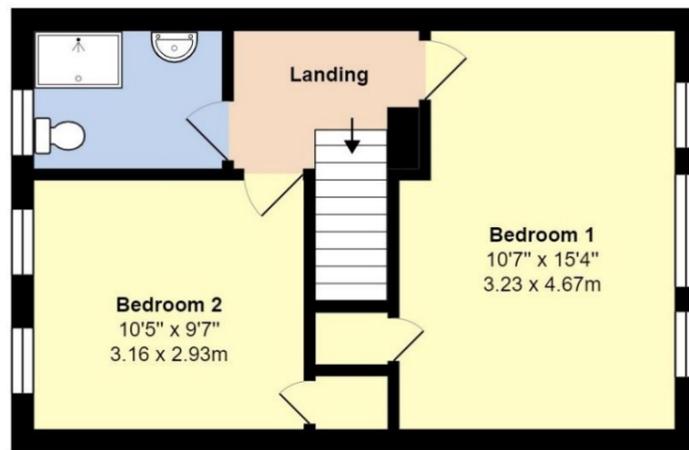


Floorplan -



Ground Floor



First Floor

Total Area: 752 ft² ... 69.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2022

Council Tax Band - B
Energy Efficiency Rating - C

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
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105 Nelson Road, Goring by Sea
Worthing, West Sussex BN12 6EG
£295,000 - Freehold



A traditional brick built end of terrace house, ideally suited to a first time buyer or buy to let investor.

105 Nelson Road has been in the same ownership for almost 40 years, and provides a great opportunity to acquire a property with scope for updating and possible enlargement.

The accommodation comprises, on the ground floor; entrance hall; spacious dual aspect sitting room; kitchen, with potential to enlarge. On the first floor; two double bedrooms and a good size bathroom.

Although there is a scope for improvement, existing features include; gas fired central heating, uPVC double-glazing, enclosed and secluded rear garden, with open plan gardens to front and side.

Agents Note: The front garden to the west side of the property, approached via Collingwood Road is shown on the title deeds. It may be possible to obtain a licence, from the local authority, to drop the curb and create a driveway, if required. Please make your own enquiries, as to the viability of this.

105 Nelson Road, Goring by Sea, Worthing, West Sussex BN12 6EG



Location –

Nelson Road is located in Goring by Sea, approximately 2 miles west of Worthing Town centre.

Conveniently positioned for local schools, with Orchard Junior School close by, with an Ofsted rating of Good, Durrington High School can be found within less than a mile, also rated Good.

Local shops, café and the Sussex Yeoman Public House can be found in Palatine Road less than half a mile from the property, along with Palatine Park recreation ground. Further shops and amenities are located within a similar distance at The Strand West Worthing, with medical centre. Tesco Superstore in Durrington is located within just a mile and a half.



Gardens – There is a low maintenance enclosed rear garden to east, measuring approximately 35' x 35', mainly laid to gravel for ease of maintenance, approached via paved steps with low retaining wall. There is an area of paved patio, and numerous shrubs and bushes. Large brick built storage shed integral to the property. This could, potentially be altered in order to increase the ground floor accommodation.

To the front and side there are open plan gardens laid to lawn.

Potential Off Road Parking – It may be possible to obtain a licence, from the local authority, to drop the curb and create a driveway approached via Collingwood Road. If required, please make your own enquiries as to the viability of this.

