



Gaisford Close | Tarring | Worthing | BN14 7HU

£299,950





We are delighted to offer for sale this highly sought after and spacious ground floor garden apartment which forms the entire ground floor of this beautifully maintained building, situated in the popular Thomas A Becket area, close to local shops, amenities and mainline train station. The property is positioned in a private close and boasts two double bedrooms, south-facing living room, fitted kitchen, three piece bathroom suite, sun room and a privately owned rear garden and entrance. This property is being sold with no ongoing chain.





## Key Features

- Ground Floor Garden Apartment
- Privately Owned Rear Garden
- Two Double Bedrooms
- South-Facing Living Room
- Fitted Kitchen
- Sun Room
- Three-Piece Bathroom Suite
- Private Close
- Popular Thomas A Becket Location
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

This private close in Thomas A Becket has been developed to accommodate these beautifully maintained purpose built apartments. Forming the entire ground floor, this apartment is accessible via a private entrance and front door. Upon entry, the entrance hall benefits from two built-in storage cupboards and doors to all rooms. Positioned to the front of the property and measuring a spacious 12' 8" x 14' 2" is the living room, which boasts two large, double-glazed windows. Boasting a southerly aspect, this room is flooded with natural sunlight all year round. Positioned to the opposing side of the property is the fitted kitchen which has been installed with an array of smart white floor and wall mounted units with space and provisions for white goods. This room provides access to the dual aspect sun room and feature rear garden. The main double bedroom measures 12' 8" x 8' 10" which is large enough to comfortably accommodate a double bed and various other bedroom furniture, the room also benefits from an abundance of fitted storage cupboards. The second double bedroom boasts views of the privately owned, feature rear garden and measures 12' 2" x 10' 4". The family bathroom has been installed with a three piece suite which includes a bath with shower over, wash hand basin and toilet.

### EXTERNAL

The apartment benefits from a privately owned, feature rear garden which is accessible from the sun room. This garden has been block paved, with planted borders which creates a low maintenance, yet pleasant space to relax in. With a tall brick wall lining the northerly boundary and fencing, this garden feels extremely private and secluded. There is also private side access to the property via a gate.

Council Tax Band: B

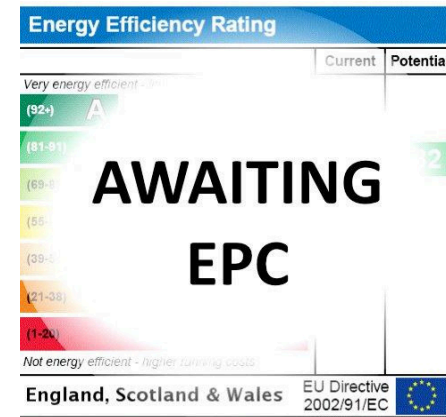
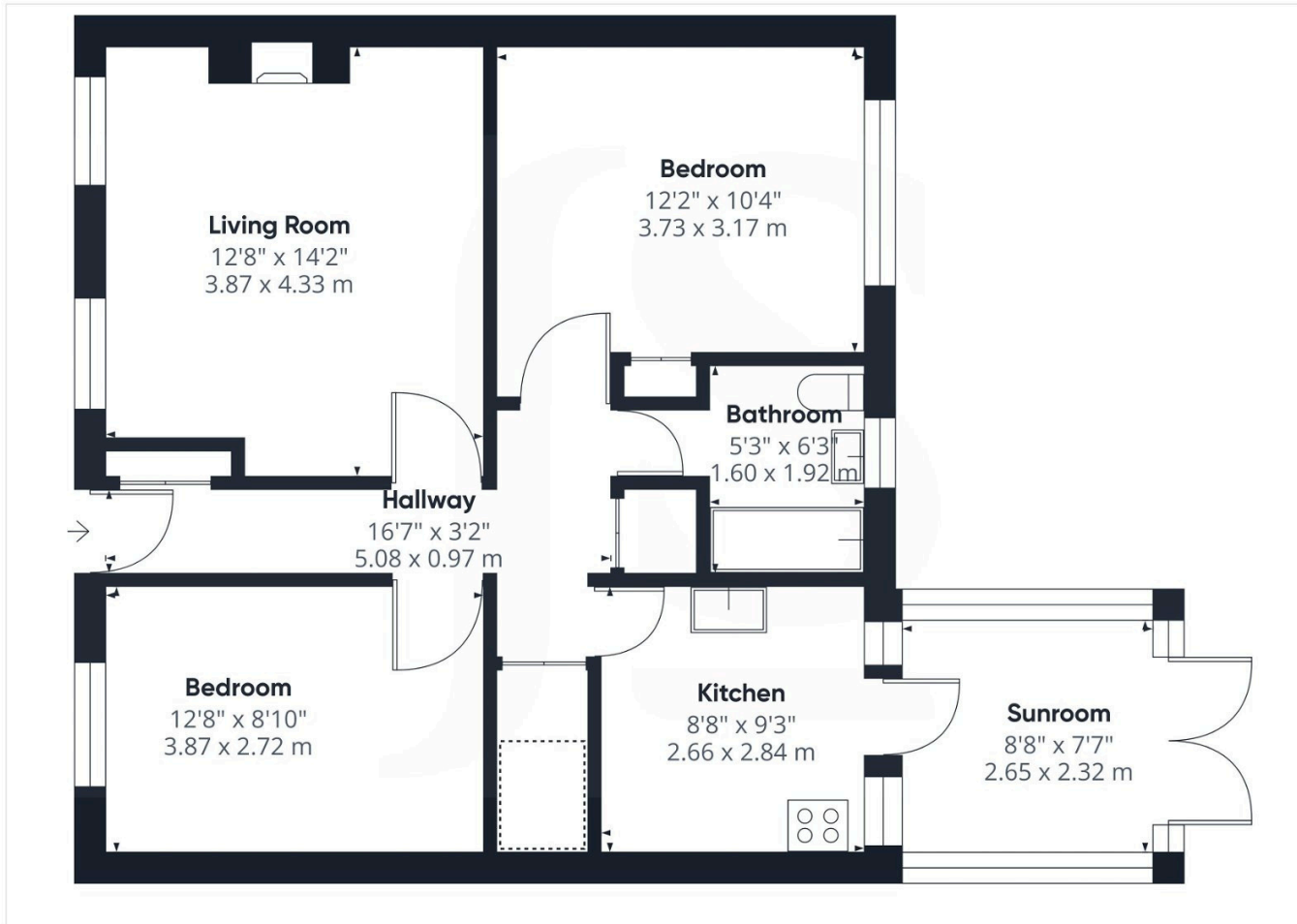
### LOCATION

In a highly sought after area, Gaisford Close is a popular, private close, positioned within the Thomas A Becket area of Worthing. Local shops are nearby at either Rectory Road or Broadwater's main high street. Falling under the Thomas A Becket and Broadwater C of E Primary school catchment area the road is very popular with families of all ages. Both Worthing and West Worthing Stations are approximately half a mile away. Worthing town centre with its comprehensive shops, restaurants and theatres and the seafront promenade approximately 0.7 miles away. Buses run along nearby Wiston Avenue or Poulters Lane.

Tenure: Freehold

Maintenance: £10 Per Annum





## Property Details:

Floor area \*as quoted by EPC: tbc

Tenure: Freehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.