

22d Pavilion Road
Gaisford
Worthing
BN14 7EF



CALLAWAYS
RESIDENTIAL
SALES & LETTINGS





22d Pavilion Road

£565,000 Freehold

Entrance Hall

Store Room, access to stairs to top floor, and downstairs rooms.

Utility

This practical utility area is ideal for muddy boots, coats, shoes, and cleaning products, helping to keep the rest of the home tidy. It includes a useful work surface with sink, space for extra wall cupboards if required, and a double-glazed side door providing convenient access to the outside.

Cloakroom/Bathroom

The ground floor bathroom/cloakroom provides a valuable convenience for both family and friends. It saves trips upstairs and makes everyday living easier. It's especially handy for young children, visiting guests, or when entertaining, and can also serve as a practical space for washing up after outdoor activities, gardening, or sports.

Kitchen/Dining/Living Room

This attractive space is bathed in natural light from double-glazed windows and stylish bi-fold doors that open directly onto the rear garden. The well-planned kitchen area features modern floor units, a sink, hob, and extractor fan, creating a functional yet welcoming setting where residents can cook, relax, and entertain with ease.

Study

A valuable feature in any home, offering a quiet, dedicated space for focus and productivity. For professionals or students, it provides a private environment for working, reading, or online meetings away from household distractions. Beyond its traditional use, a study can easily adapt to changing lifestyles: it can be styled as a home office, hobby or craft room, music practice space, or even a library for book lovers. Families may use it as a homework zone for children, while others might transform it into a snug, meditation space, or guest bedroom with clever furniture choices.



Outside

The property boasts two private parking spaces at the front, providing convenience and security for residents and visitors alike. To the rear, a smart patio area opens onto low-maintenance artificial grass, offering an ideal space for outdoor dining, play, or simply relaxing in the sunshine without the need for regular gardening. Energy efficiency is a key feature, with a high-quality Samsung air source heat pump delivering sustainable heating and helping to reduce running costs. Together, these additions enhance both comfort and practicality, ensuring the home is perfectly suited to modern living.

First Floor

Large fixed windows, a rooflight, and a cleverly placed sun tunnel flood the first floor with natural light, creating a bright and uplifting atmosphere throughout the day. These features not only enhance the sense of space but also bring warmth and energy efficiency, reducing the need for artificial lighting. The design allows every room to feel welcoming and airy, while framing views of the surrounding gardens and skyline. This thoughtful use of glazing ensures the first floor blends modern comfort with a natural ambiance, making it a standout feature of the home.

Bedroom 1

The main bedroom is a true retreat, with bifold doors opening onto a generous 6.03 x 1.90m balcony - perfect for morning coffee, evening sunsets, or simply enjoying the fresh air in privacy. An additional en-suite shower room adds both luxury and convenience, making this a self-contained haven within the home. The fully carpeted floor and soft neutral décor create a calm, restful atmosphere, while the thoughtful layout ensures both comfort and practicality. This space combines elegance with everyday ease, offering an ideal sanctuary to unwind and recharge.

Bedroom 2

Having a second bedroom brings both flexibility and long-term value to a home. Ideal for children, overnight guests, or as a dedicated home office, making day-to-day living more practical.

Fully carpeted with radiator.

Bedroom 3

The third bedroom brings greater versatility, whether as a nursery, playroom, dressing room, or space for visiting family.

Shower-room

An additional shower room serves the two upstairs bedrooms, providing both convenience and comfort for family members or guests. Thoughtfully designed with modern fittings, it reduces morning queues and makes shared living more practical. Whether used as a family bathroom or guest facility, it adds real versatility and enhances the home's appeal.

Local Authority: Arun & Worthing

Council Tax Band: New Build

Service Charges: TBA

Sale Tenure: Freehold

EPC: 89

Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

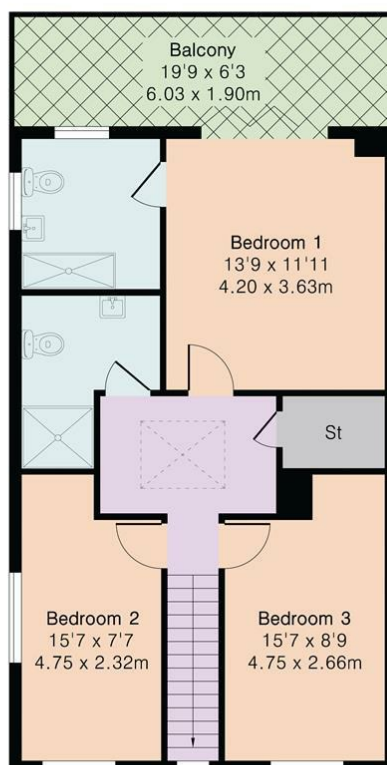
Approximate Gross Internal Area 1440 sq ft - 134 sq m

Ground Floor Area 770 sq ft – 72 sq m

First Floor Area 670 sq ft – 62 sq m



Ground Floor



First Floor

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For details and viewing appointments

