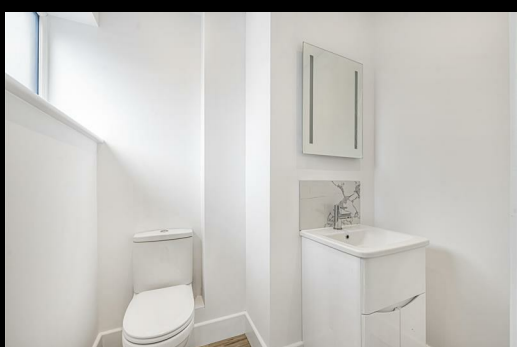


22a Pavilion Road  
Gaisford  
Worthing  
BN14 7EF



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## 22a Pavilion Road

### £395,000 Freehold

#### **OPEN HOUSE - 6 DECEMBER 2025**

OPEN HOUSE - tomorrow, Saturday, 6 December between 10.00h and 14.00h. Come and explore the home, get a real feel for the space, and speak directly with our friendly team who will be on hand to answer your questions. Viewings are by appointment only. Please book your preferred time slot to ensure you don't miss out.

#### **Entrance Hall**

Access to stairs to top floor, downstairs cloakroom and kitchen/dining/living rooms.

#### **Staging**

Disclaimer: Reception, main and second bedrooms have been virtually staged.

The images are not an accurate representation of the property as is.

#### **Downstairs Cloakroom**

The ground floor cloakroom with WC and handbasin provides a valuable convenience for family, friends and visitors, saving trips upstairs and making everyday living easier. It's especially handy for young children.

#### **Kitchen/Dining/Living Room**

This attractive space is bathed in natural light from a double-glazed bay window and stylish bi-fold doors that open directly onto the rear patio and 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. There is access to storage cupboard.



### **Bedroom 1 (first floor)**

Bedroom 1 is a true upstairs retreat; it has its own en-suite shower room adding both luxury and convenience. 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. Shelving provides an ideal space for books, decor and favourite photographs.

### **Bedroom 1 En-suite**

Shower cubicle, WC and handbasin.



### **Bedroom 2 (ground floor)**

A second bedroom with LVT flooring, brings both flexibility and long-term value to a home. Ideal for overnight guests, or as a dedicated home office, making day-to-day living more practical. Fully carpeted with radiator. Double doors provide access to the rear patio area, with an additional window with top opening fan-light providing additional light.

### **Bedroom 2 En-suite**

Shower, WC and hand-basin.



### **Outside**

The property boasts two private parking spaces. A smart paved patio area offers an ideal space for outdoor dining, play, or simply relaxation. 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.



Local Authority: Arun & Worthing

Council Tax Band: New Build

Service Charges: TBA

Sale Tenure: Freehold

EPC: 81

Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	81	
(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 837 sq ft - 78 sq m**

Ground Floor Area 560 sq ft – 52 sq m

First Floor Area 277 sq ft – 26 sq m





# CALLAWAYS

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## Callaways Sales

North & South Studios, 3 Wilbury

Hove

Brighton & Hove

East Sussex

BN3 3JQ

## Contact

01273-735237

[enquiries@callaways.co.uk](mailto:enquiries@callaways.co.uk)

[www.callawaysestateagents.co.uk](http://www.callawaysestateagents.co.uk)

Worthing: 01903 831338

For details and viewing appointments

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