



14 Gordon Road, Worthing, BN11 1DB
Guide Price £425,000

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Immaculately presented and rarely available two bedroom period mid terrace house benefiting from a one-off 'L' shaped West aspect rear garden located in Worthing Town Centre being close to shops, seafront, local schools and amenities. Briefly the accommodation comprises: entrance hall, open living/dining room, kitchen, two double bedrooms, bathroom/wc and separate wc. Externally the property benefits from a charming West aspect rear garden and front garden. Further benefits include, high and cornice ceiling, double glazing, gas central heating and newly laid carpet throughout. CHAIN FREE.

- CHAIN FREE
- Central Worthing
- Period Mid-Terrace House
- Superb West Aspect 'L' Shaped Garden
- Two Double Bedrooms
- Open Living/Dining Room
- Kitchen
- Bathroom/wc & Separate WC





Composite double glazed front door to:

Entrance Hall

Cornice ceiling. Radiator. Electrical consumer unit. Central heating thermostat.

Living Room

4.14m into bay x 3.51m (13'7 into bay x 11'6)

Double glazed bay window. Radiator. Wall lighting in alcove. Gas fireplace with surround and mantle. Opening to:

Dining Room

3.53m x 2.82m (11'7 x 9'3)

Double glazed window overlooking rear garden. Radiator. Shelving in alcove.

Kitchen

4.11m x 2.54m (13'6 x 8'4)

Roll edge work surface having inset 1 1/2 bowl stainless steel sink with swan neck mixer tap and draining board. 5 ring gas hob with glass splash back and 'Hotpoint' extractor cooker hood over. Fitted 'Lamona' fan oven. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for freestanding fridge/freezer. Range of matching base units comprising of cupboards and drawers. Further matching eye level wall units. 'Worcester' wall

mounted combination boiler supplying gas central heating and hot water. Tiled splashback surround. Tiled floor. Ladder style radiator. Inset ceiling spotlighting. Dual aspect having two double glazed windows. Double glazed door to rear garden.

Stairs from entrance hall to:

Landing

Access to loft via hatch. Radiator.

Bedroom One

4.65m x 4.06m into bay (15'3 x 13'4 into bay)

Double glazed bay window with separate double glazed window to side. Radiator.

Bedroom Two

3.51m x 2.87m (11'6 x 9'5)

Double glazed window overlooking rear garden. Radiator.

Bathroom/wc

2.57m x 2.54m (8'5 x 8'4)

White suite comprising of panelled bath with mixer tap with separate wall mounted controls and shower over. Pedestal wash hand basin with mixer tap. Close coupled wc. Ladder style towel radiator. Tiled floors and walls. Double glazed window to rear. Inset ceiling spotlighting. Level and coved ceiling. Wall light incorporating shaving socket.

WC

Close coupled wc. Tiled floor. Double glazed window.

Outside

West Aspect 'L' Shaped Rear Garden

Block paved patio ideal for entertaining. Remainder being laid to lawn. Borders of mature shrubs, bushes and small trees. Outside tap and light. Shingled path to shed with borders either side. Formal wall and 6ft fence surround.

Front Garden

Formal wall to front. Planter with shrubs. Paved for ease and maintenance.

Council Tax Band

Tenure: Freehold

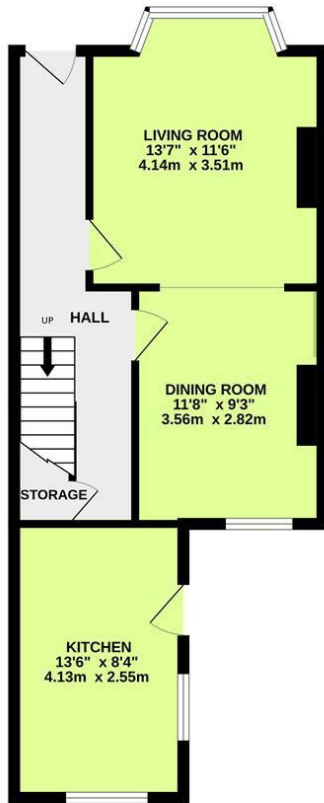
Council tax band: Band C

Version: 1

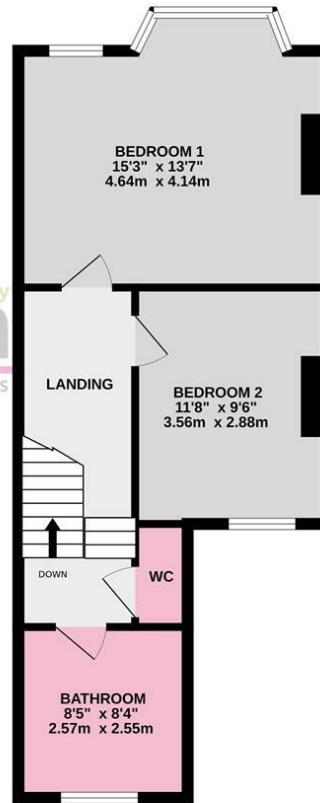
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



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TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C	69		
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

19 Chatsworth Road, Worthing, West Sussex, BN11 1LY

01903 521000

worthing@baconandco.co.uk