



23 Gaisford Close, Worthing, BN14 7HU  
£1,265 Per Calendar Month

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This purpose-built flat is situated in an attractive development between Broadwater and the Town Centre. It features a private entrance leading to an entrance hall. The property boasts a spacious 18' south-facing lounge/diner and a modern kitchen equipped with a gas hob, oven, integrated dishwasher, washing machine, and space for a free-standing fridge/freezer. There are two double bedrooms, both neutrally decorated and carpeted, along with a white bathroom suite with an overhead shower. Built in the 1930s/1950s, this property exudes character and charm while offering the convenience of gas central heating and double glazing. Council Tax Band B. EPC rating: C.

- Two Double Bedrooms
- First Floor Flat
- GCH and Double Glazing
- Private Entrance





Steps leading up to first floor. Private front door to :

#### **ENTRANCE HALL**

Radiator. Storage cupboard.

#### **SOUTH FACING LOUNGE/DINER**

5.49 x 3.86 max (18'0" x 12'8" max)

Tiled fireplace. Double glazed window.

Radiator.

#### **KITCHEN**

2.92 x 2.69 (9'7" x 8'10")

Modern fitted kitchen comprising: Roll top work surfaces with sink unit with mixer taps. Matching range of base and eye level wall units. Double aspect with double glazed windows. 2019 wall mounted 'Ideal' gas fired combination boiler. Radiator.

#### **BEDROOM 1**

3.76 x 3.20 (12'4" x 10'6")

Double glazed window. Radiator.

#### **BEDROOM 2**

3.86 x 9 0.00 (12'8" x 29'6" '0")

Double glazed window. Radiator.

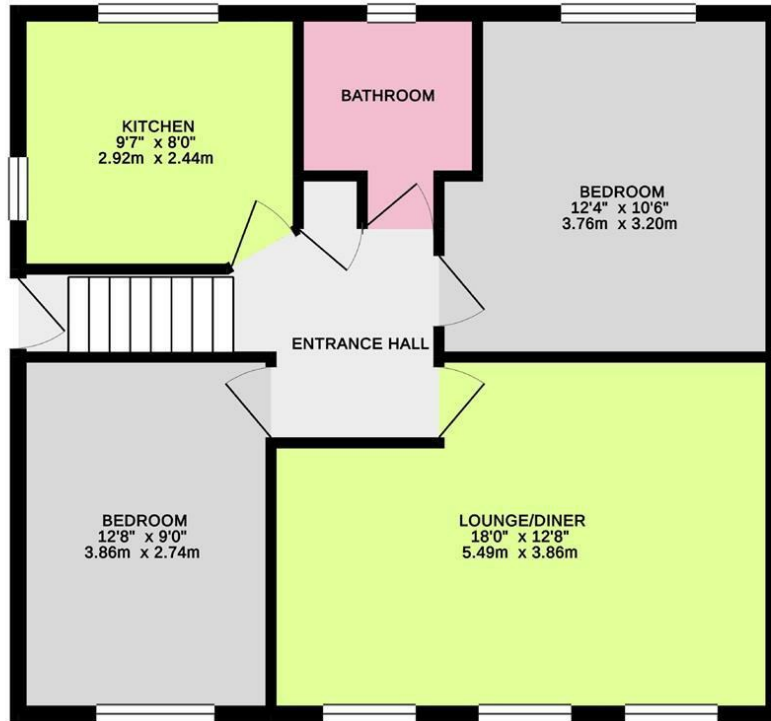
#### **BATHROOM/WC**

Modern white bathroom suite comprising of panelled bath with mixer taps and 'Triton' shower unit above. Pedestal wash hand basin. Close coupled wc. Double glazed window.






GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Measure ©2020

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



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