



24 Gaisford Close, Worthing, BN14 7HU  
Guide Price £295,000

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A spacious and well presented GROUND FLOOR two bedroom apartment with private garden in a most popular and convenient location close to Broadwater and Worthing mainline railway station. The property is offered with vacant possession and the accommodation includes as follows: Entrance hall, lounge, kitchen, two double bedrooms, conservatory and a shower room/WC. There is gas central heating and double glazing and viewing is highly recommended.

- Ground Floor Garden Flat
- Private Entrance
- Lounge & Kitchen
- Two Double Bedrooms
- Conservatory & Shower Room/WC
- Private Rear Garden
- Vacant Possession
- Viewing Recommended





### Private Entrance

Double glazed front door to:

### Entrance Hall

Feature wood flooring, radiator, storage cupboard.

### Lounge

4.42m x 3.89m (14'6 x 12'9)

Continued wood flooring, two double glazed windows to front with fitted blinds, ornamental fireplace recess, range of bespoke fitted wall shelves with double cupboards and inset lighting over, radiator.

### Kitchen

2.87m x 2.87m (9'5 x 9'5)

Excellent range of worktop surfaces incorporating a one and a half bowl sink unit

and a four ring hob with oven under and extractor over, integrated dishwasher, fridge and freezer. Matching wall cupboards housing Worcester gas fired boiler and part tiled walls, double glazed window, part glazed door to rear garden, tiled flooring.

### Bedroom One

3.73m x 3.66m (12'3 x 12'0)

Range of bespoke fitted wardrobes, radiator, continued wood flooring. Double glazed doors opening onto:

### Conservatory

3.23m x 2.31m (10'7 x 7'7)

Double glazed windows and door to and overlooking the rear garden, radiator.

### Bedroom Two

3.89m x 2.74m (12'9 x 9'0)

Double glazed window to front with fitted blinds, continued wood flooring, radiator.

### Shower Room/WC

Step in fully tiled double shower cubicle, wall mounted wash hand basin with range of cupboards under and over, low level flush WC, part tiled walls, heated towel rail, tiled flooring, double glazed window. levelled ceiling with inset lighting.

### Rear Garden

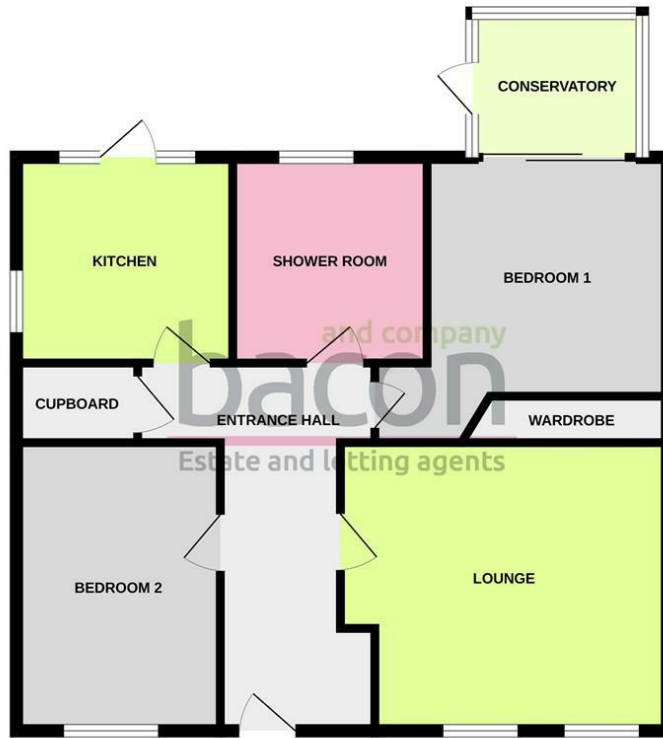
The rear garden is a feature of the property being enclosed by fencing and walling, mainly paved with raised borders, shed, gate to rear access.

### Council Band

Band B



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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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