



18 Goldsmith Road, Worthing, BN14 8ER  
Guide Price £395,000

**bacon** and company  
Estate and letting agents



We are acting in the sale of the above property and have received an offer of £387,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

An extended three bedroom, end of terrace, family home benefitting from a south facing rear garden and off road parking. Briefly the accommodation comprises: entrance hall, living room, dining room, extended kitchen/breakfast room, study/bedroom four, landing, three bedrooms and bathroom/wc. Externally there is a south facing garden and off road parking for two vehicles. Further benefits included gas central heating and double glazing. CHAIN FREE.

- CHAIN FREE
- End Of Terrace
- Three Bedroom
- Extended Kitchen/Breakfast Room
- Two Further Reception Rooms
- Study/Bedroom Four
- South Facing Garden
- Private Driveway
- Close to Local Schools, Shops and Amenties
- Close to Railway Station and Bus Routes



### Entrance Hall

Under stairs storage cupboard. Radiator.

### Living Room

3.96m x 3.58m (13' x 11'9)

Double glazed window to front. Radiator.

### Study/Bedroom

2.36m x 2.26m (7'9 x 7'5)

Double glazed window to side. Radiator.

### Dining Room

3.58m x 3.15m (11'9 x 10'4)

Two wall mounted lights. Radiator. Opening too

### Kitchen/Breakfast Room

4.85m x 2.87m (15'11 x 9'5)

Oak work surface having inset one and a half bowl stainless steel sink with mixer tap and draining board. Four ring gas hob with extractor cooker hood over. Fitted oven below. Space and plumbing for washing machine. Space for tumble dryer. Space for talk fridge freezer. Matching



range of cupboards, drawers, and eyelevel wall units. Double glazed window overlooking rear garden. Double glazed French doors leading to rear garden. Double glazed skylight.

Stairs from entrance hall to:

### Landing

Double glazed window to side. Access to loft via hatch.

### Bedroom One

3.58m x 3.58m (11'9 x 11'9)

Double glazed window to front. Radiator.

### Bedroom Two

3.58m x 3.53m (11'9 x 11'7)

Double glazed French doors. Radiator. Recessed into alcove storage cupboard with hanging rail and shelf.

### Bedroom Three

2.64m x 2.31m (8'8 x 7'7)

Double glazed window to front. Radiator.



### Bathroom/wc

P shaped bath with mixer tap, glazed screen and wall mounted controls with overhead shower and separate handheld attachment. Vanity unit having wash hand basin and mixer tap with withdrawals below. Close coupled WC. Towel radiator. Double glazed window. Part tiled.

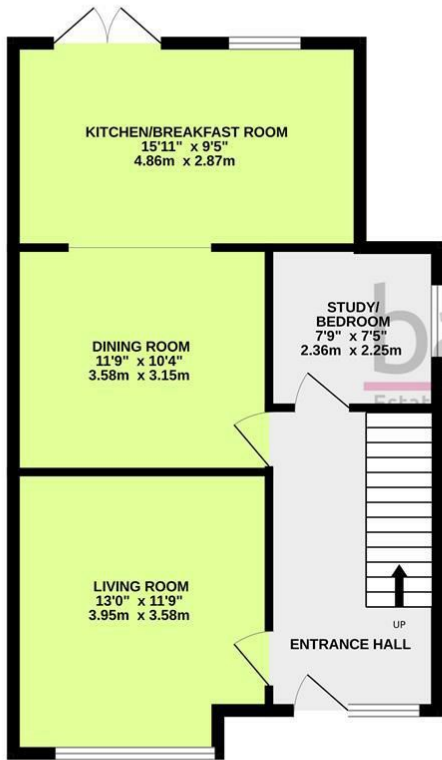
### Outside

### South Facing Rear Garden

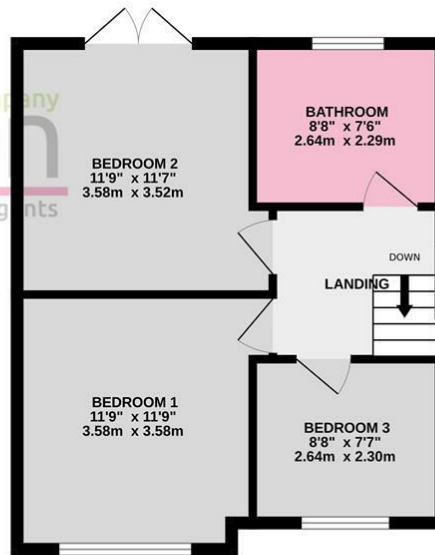
### Private Driveway

Hardstanding with parking for two vehicles.

GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.5 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(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



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