

12 Guildford Close, Worthing, BN14 7LR
Freehold

Guide Price
£375,000

Location:

Situated in a popular residential area of Worthing, West Sussex, this home is within easy reach of a range of local amenities, schools, and everyday conveniences. Local shops are very close by, catering to daily needs, while Worthing town centre offers a wider selection of shops, cafés, restaurants, and leisure facilities, together with the seafront and promenade. Excellent transport links provide convenient access to surrounding areas, including Goring-by-Sea, Ferring, Shoreham-by-Sea, and Brighton. The property is particularly well-placed for transport, being close to a Mainline Railway Station, offering regular services towards Brighton, London, and other destinations. The surrounding area also benefits from a variety of parks, recreational facilities, and local walks, making this a convenient location for a balanced lifestyle.



Property Features:

- Three bedroom end of terrace house
- No ongoing chain
- Gas fired central heating
- Double glazed windows and doors
- New roof within the last 4 years
- Garage in nearby compound
- Bathroom and sep wc
- Close to Mainline Railway Station
- Local shops very close by
- Quiet cul-de-sac location

Property Description:

This three-bedroom end-of-terrace house, offered with no ongoing chain, is situated in a peaceful cul-de-sac and benefits from gas-fired central heating and double-glazed windows and doors throughout. A significant update includes a new roof fitted within the last four years, ensuring peace of mind for the new owner.

Upon entering via a double glazed front door, you are welcomed into the entrance hall having a cloaks/storage cupboard and radiator, which in turn leads into a good size lounge, featuring an original tiled fireplace, adjacent gas point, radiator and a double glazed window. An opening from the lounge then leads you into the dining room with a large understairs storage cupboard housing the gas and electric meters, radiator and sliding double glazed patio doors out to the rear garden. The kitchen which is accessed via the dining room has a range of work tops with cupboards and plumbing for a washing below, a range of eye level wall cupboards, space for a cooker with gas and electric cooker points, space for a fridge freezer, wall mounted gas boiler and a double glazed window.

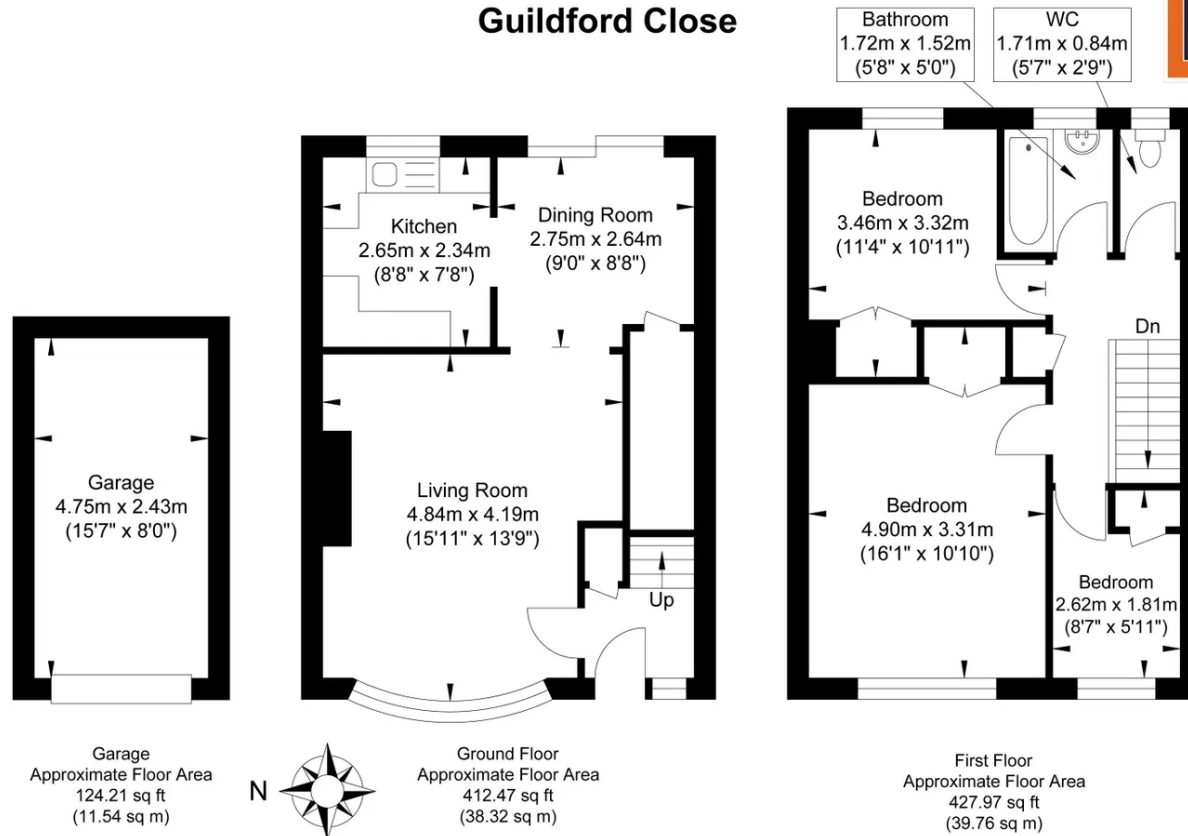
Stairs from the entrance hall lead to the first floor landing, giving access to the loft space, along with a shelved airing cupboard. There are three bedrooms with the two larger bedrooms featuring built in wardrobe cupboards, radiators and double glazed windows. The third bedroom also has a useful storage cupboard, radiator and double glazed window. The separate bathroom has a panelled bath with mixer taps and fitted shower attachment, pedestal wash hand basin, radiator and double glazed window. There is also a separate wc having a radiator and double glazed window.

Outside is a small front garden laid to lawn, whilst to the rear is a medium size garden with a full width paved patio which leads onto an area of lawn, also having a side gate to a single garage located in a nearby compound, providing secure parking or additional storage. The cul-de-sac setting contributes to a quiet environment, ideal for those seeking a tranquil home.





Guildford Close



Additional information:

Should a purchaser have an offer accepted on a property marketed by us, they will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement and is carried out via a specialist third-party provider. The cost is £45 + VAT per purchaser, payable in advance once an offer is agreed and prior to the sales memorandum being issued. This fee is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Viewing

Strictly by appointment through Jackson Griffiths

01903 802772 | info@jacksongriffiths.co.uk

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

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