



**Gaisford Close, Worthing, BN14 7HX**  
**£285,000**





**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** B

- First Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Fitted Kitchen
- Private Entrance
- Unallocated Parking
- Boarded Loft
- South Facing Private Garden
- Close To Local Shops, Amenities & Mainline Train Station
- Private Cul-De-Sac Development

We are delighted to offer for sale this well presented and rarely available first floor garden apartment situated in this exclusive, private residential road within the ever popular Thomas A Becket area of Worthing. The property boasts two double bedrooms, modern fitted kitchen, fitted bathroom, private entrance, south facing garden and is positioned close to shops, amenities, parks and mainline train stations. There is also an abundance of private residence parking around the well tended and beautiful communal spaces.







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**Internal** To the first floor, a private front door is accessible from an external staircase. A large and welcoming entrance hallway offers convenient space to store shoes and hang coats, access to all rooms, a large storage cupboard and to the loft. The spacious living room measures an impressive 12'3" x 12'3" offering ample space for a large family dining table and lounge furniture. The dual aspect kitchen is located at the opposite side of the apartment and has been fitted with an array of modern handleless grey units and topped with solid quartz worktops. There is an integrated electric oven, gas hob and plenty of space and provisions for multiple white goods. The two double bedrooms both face onto the charming private estate and each measure a generous 8'9" x 12'7" and 18'0" x 12'7", comfortably fitting a large double bed alongside various other free standing furniture. The large family bathroom has been fitted with a bath and shower overhead, toilet and hand wash basin. Running through the hallway, living room and both bedrooms is high quality solid oak flooring.



**External** The private development is surrounded by well tended communal gardens with a central water feature pond and unallocated parking for the exclusive use by residence. The apartment benefits from it's own private south facing rear garden, which has been cleverly designed to allow for different areas of usage. The paved area is ideal for an outdoor table and chairs, with access to a large shed that can be used for storing garden furniture or tools in the colder months. The rest of the garden has been laid with faux lawn.

**Situated** In a highly sought after area, Gaisford Close is a popular, private close, positioned within the Thomas A Becket area of Worthing. Local shops are nearby at either Rectory Road or Broadwater's main high street. Falling under the Thomas A Becket and Broadwater C of E Primary school catchment area the road is very popular with families of all ages. Both Worthing and West Worthing Stations are approximately half a mile away. Worthing town centre with its comprehensive shops, restaurants and theatres and the seafront promenade approximately 0.7 miles away. Buses run along nearby Wiston Avenue or Poulters Lane.

**Tenure** Freehold

**Maintenance** 50% share as & when

**Council Tax Band** B





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.