



28 Goldsmith Road, Worthing, BN14 8ER
Guide Price £450,000

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A well presented and extended terraced family home, offering three double bedrooms and a further single bedroom/office, with a loft conversion and rear extension, as well as a South facing rear garden. The ground floor comprises an entrance hall, living room, open plan kitchen/dining room, and a further reception room. To the first floor, there is a landing, two double bedrooms, a further single bedroom/office, and a four piece bathroom suite. The second floor features a landing, a spacious main bedroom, and a contemporary shower room/WC. Externally, the property benefits from a south facing rear garden and a private driveway to the front. Further features include underfloor heating in the bathroom, shower room, and extended reception room, as well as gas central heating and double glazing throughout.

- Mid Terrace Family Home
- Loft Conversion and Rear Extension
- Three Double Bedrooms
- One Single Bedroom/Office
- South Facing Rear Garden
- Driveway
- Gas Central Heating and Double Glazing
- Three Reception Room
- Open Plan Kitchen/Diner





GROUND FLOOR

Entrance Hall

Exposed floorboards. Radiator. Understairs storage cupboard.

Living Room

Double glazed bay window to front. Radiator. Exposed floorboards. Double door doors open opening to:

Open Plan Kitchen/Diner

Square edge oak worksurface having insect one and a half bowl composite sink with Swan neck mixed tap and draining Board. Four ring gas hob. Fitted 'AEG' oven. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Matching range of cupboards, drawers, and eyelevel wall units. Breakfast bar with space for stools. Inset ceiling spotlighting. Double glazed door to rear garden.

Exposed floorboards. Radiator. Feature fireplace with timber mantle surround. Double doors opening to:

Extended Reception Room

Double glazed bifold doors leading to rear garden. Two double glazed Velux windows. Underfloor heating. Exposed brickwork.

Stairs from entrance hall to:

FIRST FLOOR

Landing

Exposed floorboards. Recessed shelved linen cupboard.

Bedroom Two

Double glazed bay window to front. Radiator. Exposed floorboards.

Bedroom Three

Double glazed window overlooking rear garden. Radiator. Exposed floorboards. Built in open wardrobes. Further recessed into alcove wardrobe with shelving and hanging rail.

Single Bedroom/Office

Double glazed window to front. Radiator. Exposed floorboards.

Four Piece Bathroom Suite

White suite comprising: panelled bath with mixer tap and handheld shower attachment. Step in shower tray with glazed surround, wall mounted controls mounted controls, overhead rainfall shower and separate handheld attachment. Vanity unit with wash hand basin, mixer tap and cupboard below. Close coupled wc. Ladder style towel radiator. Underfloor heating. Double glazed window. Inset ceiling spotlighting

Stairs from first floor landing to:

SECOND FLOOR

Landing

Double glazed Velux window.

Bedroom One

Two double glazed Velux windows to front. Double glazed window overlooking rear garden. Underfloor heating. Herringbone engineered oak flooring.

Shower Room

White suite comprising step in shower tray with, glazed shower screen, wall mounted controls, overhead shower and separate handheld attachment. Wall mounted vanity unit having wash hand basin and mixed tape with drawers below. Close coupled WC. Ladder style towel radiator. LED mirror. Inset ceiling spotlighting. Double glazed window. Underfloor heating. Recessed cupboard housing wall mounted 'Worcester' combination boiler supplying gas central heating and hot water.

OUTSIDE

South Facing Rear Garden

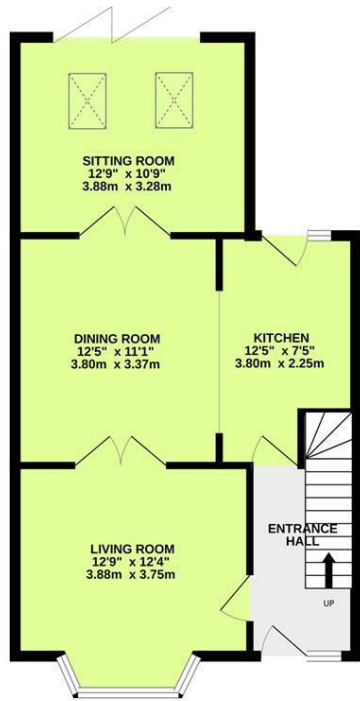
Paved patio area ideal for entertaining and space for outdoor furniture. The rest being laid to lawn. Borders of mature trees, shrubs and bushes. Access via rear gate. Timber built shed. 6 foot fence surround. Outside tap.

Driveway

Block paved for ease and maintenance. Space four up to 2 vehicles. Borders of mature bushes and shrubs.



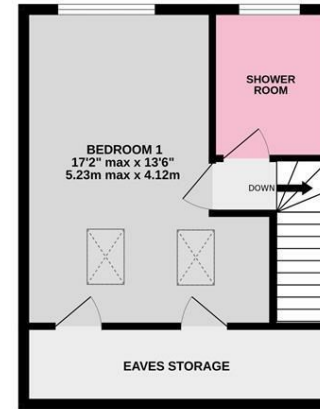
GROUND FLOOR
 570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
 434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
 355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk

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