



56 Goldsmith Road, Worthing, BN14 8ER
Guide Price £400,000

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A three bedroom end terraced 'Wilmore Phillip's' designed home situated within the highly sought after catchment area of Broadwater, close to local shops, schools and mainline station. The accommodation consists of a reception hall, lounge, open plan kitchen/dining room, first floor landing, three bedrooms, bathroom/w.c, loft, front and rear gardens.

- End Terraced Family Home
- Sought After Road
- Three Bedrooms
- Open Plan Kitchen/Dining
- Double Glazed Windows
- Gas Heating
- Re-Fitted Bathroom
- Viewing Essential





Entrance Hall

3.40m x 1.78m (11'2 x 5'10)

Accessed via a composite front door. Obscure glass double glazed window. Radiator in decorative casing. Wood flooring. Levelled ceiling with spotlights. Central heating thermostat. Staircase to first floor landing. Doors to lounge and kitchen/dining room.

Lounge

3.89m x 3.40m (12'9 x 11'2)

Dual aspect via Westerly facing leaded light double glazed windows with fitted blinds and a Northerly aspect leaded light double glazed window. Fireplace surround. Radiator. Wood flooring. Picture rail. Wooden bi-folding doors to the kitchen/dining room.

Open Plan Kitchen/Dining Room

5.87m x 3.76m (19'3 x 12'4)

Re-fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and space for dishwasher below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Matching island with breakfast bar area. Space for range cooker with extractor hood over.



Space for fridge, washing machine and further appliances.

Wood flooring. Feature wall. Radiator. Space for dining table and chairs. Levelled ceiling with spotlights. Northerly aspect leaded light double glazed window. Easterly aspect leaded light double glazed window and French doors to the rear garden.

First Floor Landing

2.39m x 1.96m (7'10 x 6'5)

Overstairs storage cupboard. Levelled ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

3.86m x 3.43m (12'8 x 11'3)

Westerly aspect leaded light double glazed windows with fitted blinds. Radiator. Picture rail. Levelled ceiling.

Bedroom Two

3.84m x 3.68m (12'7 x 12'1)

Easterly aspect leaded light double glazed windows. Built in wardrobe. Radiator. Picture rail. Levelled ceiling.

Bedroom Three

2.34m x 2.16m (7'8 x 7'1)

Westerly aspect leaded light double glazed window with fitted blind. Radiator. Picture rail. Levelled ceiling.



Bathroom/W.C

2.34m x 2.31m (7'8 x 7'7)

Re-fitted suite comprising of a shaped panelled bath having mixer taps with shower attachment and shower screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Chrome ladder design radiator. Majority tiled walls. Tiled flooring. Built in linen cupboard with radiator and slatted shelving. Levelled ceiling with spotlights. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with hedge borders. Pathway to the home's front door. Side gate to rear garden.

Rear Garden

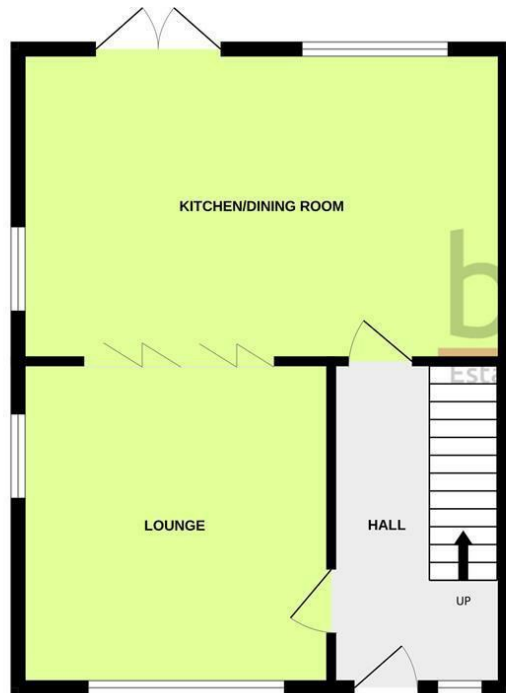
A further feature of the home with the first area of garden being wood decked to the rear and width of the home and having a storage shed and ample space for garden furniture and entertainment. Balustrades enclose this patio area with gates to the remainder and majority of garden which is laid to lawn and offers a second storage shed.

Council Tax

Council Tax Band C



GROUND FLOOR



1ST 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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