



23 Goldsmith Road, Worthing, BN14 8ES
Guide Price £350,000

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We are delighted to offer for sale this three bedroom, two reception room terraced family home with approximately 100 ft rear garden, having the added benefit of off street parking & no on-going chain.

In brief the property consists of a separate south aspect bay fronted lounge area, to the rear of the property you have an open plan kitchen / dining room with access to the rear garden, on the first floor you have two spacious double bedrooms & a good sized single / home office along with a family bathroom.

Externally you have off street parking to the front & approximately 100 ft rear garden.

- No Chain
- Approximately 100ft Rear Garden
- Open Plan Kitchen / Diner
- Seperate Bay Fronted Lounge
- Popular Broadwater Location
- Close To Local Schools
- Off Street Parking
- Two Reception Rooms



Entrance Hallway

3.45m x 1.83m (11'4 x 6)

Private front door, carpeted floor, stairs to first floor landing, understairs storage cupboard housing gas & electric meters, textured ceiling.

Separate Lounge

4.14m x 3.56m (13'7 x 11'8)

Carpeted floor, radiator, double glazed bay window, television point, various power points, textured ceiling.

Open Plan Kitchen Dining Room

5.26m x 3.58m (17'3 x 11'9)

Dining Room Area - 11'9 x 10'1 - Carpeted flooring, radiator, double glazed window, wall mounted combination boiler, electric fireplace, recessed cupboards, textured ceiling, opening into Kitchen.

Kitchen - 11'9 x 7'2 - Carpeted tiled flooring, square edge laminate work surfaces with cupboards below & matching eye level cupboards, two double glazed windows, space for fridge freezer & washing machine, integrated oven with four ring induction hob above & extractor fan over, inset stainless steel single drainer sink unit with hot & cold tap, double glazed door leading to rear garden, textured ceiling.



First Floor Landing

2.46m x 1.88m (8'1 x 6'2)

Carpeted flooring, loft hatch access, textured ceiling.

Bedroom One

4.04m x 3.15m (13'3 x 10'4)

Carpeted flooring, radiator, double glazed window, a range of wardrobes with hanging rails & cupboards over, textured ceiling.

Bedroom Two

3.68m x 3.23m (12'1 x 10'7)

Carpeted flooring, radiator, double glazed window, a range of wardrobes with hanging rails & cupboards above, textured ceiling.

Bedroom Three / Home Office

2.90m x 2.29m (9'6 x 7'6)

Carpeted flooring, radiator, double glazed window, textured ceiling.

Bathroom

2.24m x 2.18m (7'4 x 7'2)

Carpeted flooring, panel enclosed bath with shower attachment over, low flush WC, hand wash basin with mixer tap, part tiled walls, double glazed window, textured ceiling.



Externally

Front Garden

Mainly laid to off street parking for one vehicle, pathway leading to front door, dwarf wall enclosed.

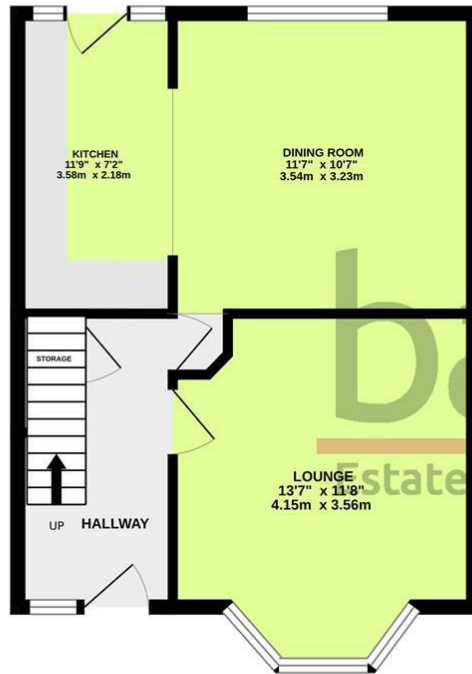
Approx 100ft Rear Garden

Patio area, stepping onto large lawned area having various mature shrub, tree & plant borders, fence enclosed.

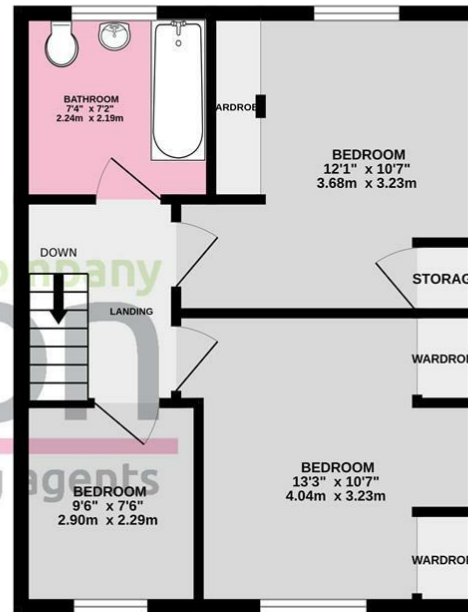
Council Tax

Band C

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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) A		
(81-91) B		
(69-80) C		
(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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Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing,

England BN11 1LY