



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



57 Goldsmith Road

, Worthing, BN14 8ES

Guide price £500,000

Freehold Council Tax Band C



A superb Wilmore Phillips, four bedroom, three storey, semi-detached family home situated in this popular residential area.

In brief the accommodation comprises entrance porch into spacious entrance hall, lounge with focal fireplace opening onto dining room, a pleasant UPVC double glazed conservatory, and a modern fitted kitchen.

To the first floor there are three bedrooms and a modern fitted shower room. To the second floor is the principal bedroom with fitted wardrobes, and an en suite shower room.

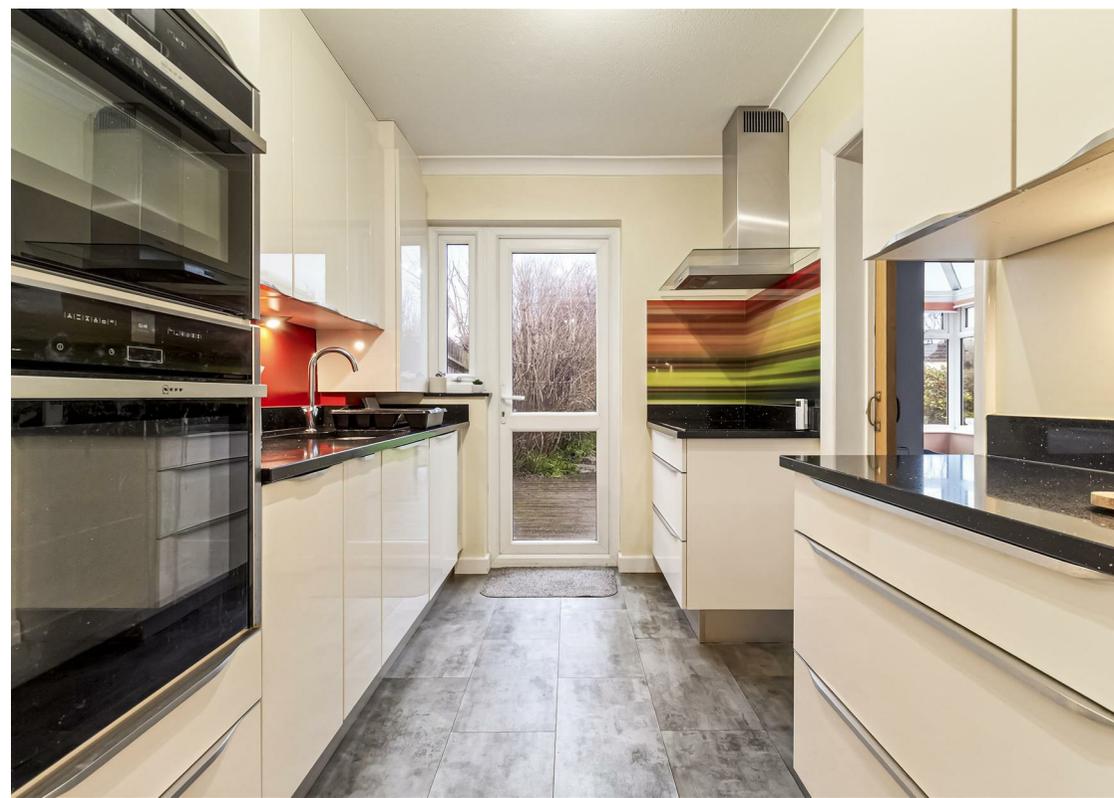
Externally the front of the property is arranged to brick block paving providing ample off-road parking, whilst the rear garden is a particular feature of the property being laid predominantly to lawn, with hard standing patio and a timber shed, and maturing tree and sublime borders.

Other benefits include gas central heating and double glazing. Offered for sale with no onward chain. Please contact the vendor's sole agents to arrange your private viewing tour.

Situated in Goldsmith Road, the property is ideally located for both St. Andrews and Davidson High Schools. The property is just a short walk into Broadwater village which caters for everyday needs, whilst Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars, and restaurants is approximately 2 miles distance.

Enclosed entrance porch into spacious entrance hall
11'0 x 6'3 (3.35m x 1.91m)

Lounge with focal fireplace
13'5 x 12'6 (4.09m x 3.81m)





Dining room
12'8 x 11'0 (3.86m x 3.35m)

UPVC double glazed conservatory
8'2 x 9'3 (2.49m x 2.82m)

Fitted kitchen
12'4 x 7'8 (3.76m x 2.34m)

Stairs to first floor landing

Bedroom two
12'2 x 11'0 (3.71m x 3.35m)

Bedroom three
10'11 x 12'7 (3.33m x 3.84m)

Bedroom four
5'7 x 7'5 (1.70m x 2.26m)

Family shower room
7'3 x 7'7 (2.21m x 2.31m)

Stairs to second floor

Bedroom one
13'4 x 14'7 (4.06m x 4.45m)

En-suite shower room
4'7 x 5'4 (1.40m x 1.63m)

Ample off road parking

Feature West facing rear garden

Timber shed



Floor Plan



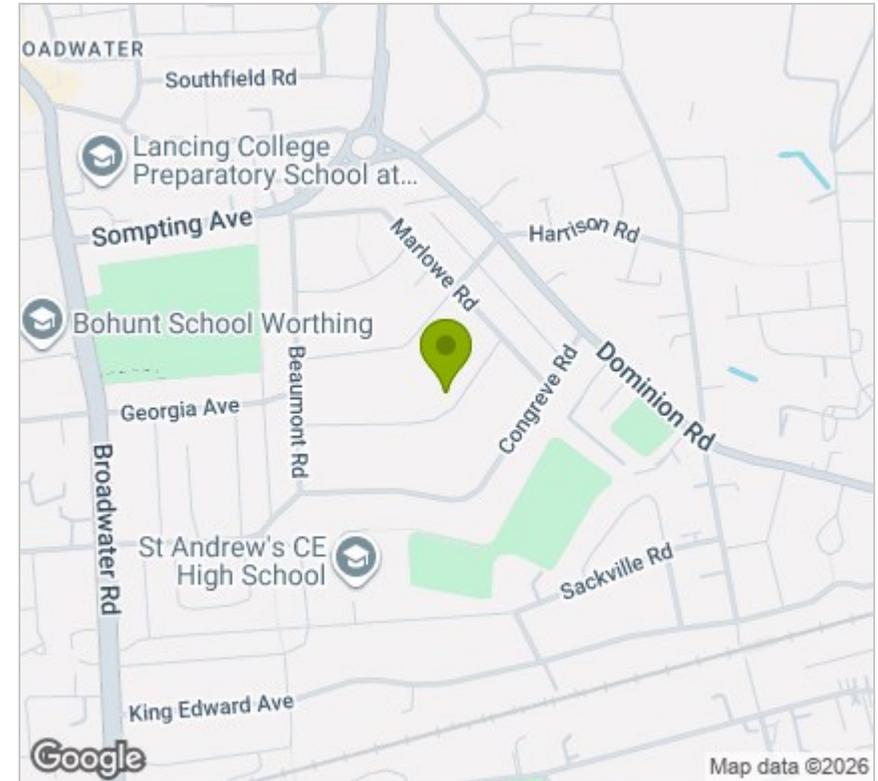
Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

