



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



55 Gaisford Close

Tarring, Worthing, BN14 7HX

Guide price £265,000

Freehold Council Tax Band B



Offered for sale with NO ONWARD CHAIN, we are delighted to bring to the market this first floor maisonette situated in this popular residential area being close to Worthing mainline railway station.

In brief the accommodation comprises external staircase with stairs to first floor into entrance hall with large storage cupboard, West facing lounge/diner with two double bedrooms, bedroom one having fitted wardrobes, a double aspect kitchen/breakfast room, and a white bathroom suite.

Externally there is a garage with a parking space in front, a section of private rear garden to the rear and a further portion of garden to the side.

Within the entrance hall there is access to the loft via a pull down ladder which has been converted to create two useful loft rooms, both of which have been sound proofed.

Other benefits include gas central heating, double glazing, a cupboard under the outside stairs with a double electric socket inside and an outside mains water tap.

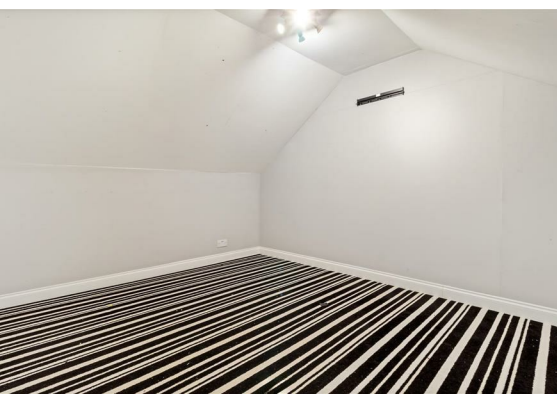
Situated in Gaisford Close, the property is ideally located being close to mainline railway station which gives great links to Brighton, London, Gatwick and beyond.

Buses also serve the area. Local shops can be found nearby and Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately one mile distance.

Maintenance charge is on an 'as & when' basis and there is a road charge of £60pa

[External staircase to first floor](#)





UPVC double glazed front door into entrance lobby

Stairs to landing with access to loft room

Floor to ceiling storage cupboard

West facing lounge/diner  
12'8 x 18'0 (3.86m x 5.49m)

Kitchen/breakfast room (double aspect)  
9'3 x 9'8 (2.82m x 2.95m)

Bedroom one  
14'7 x 12'4 (4.45m x 3.76m)

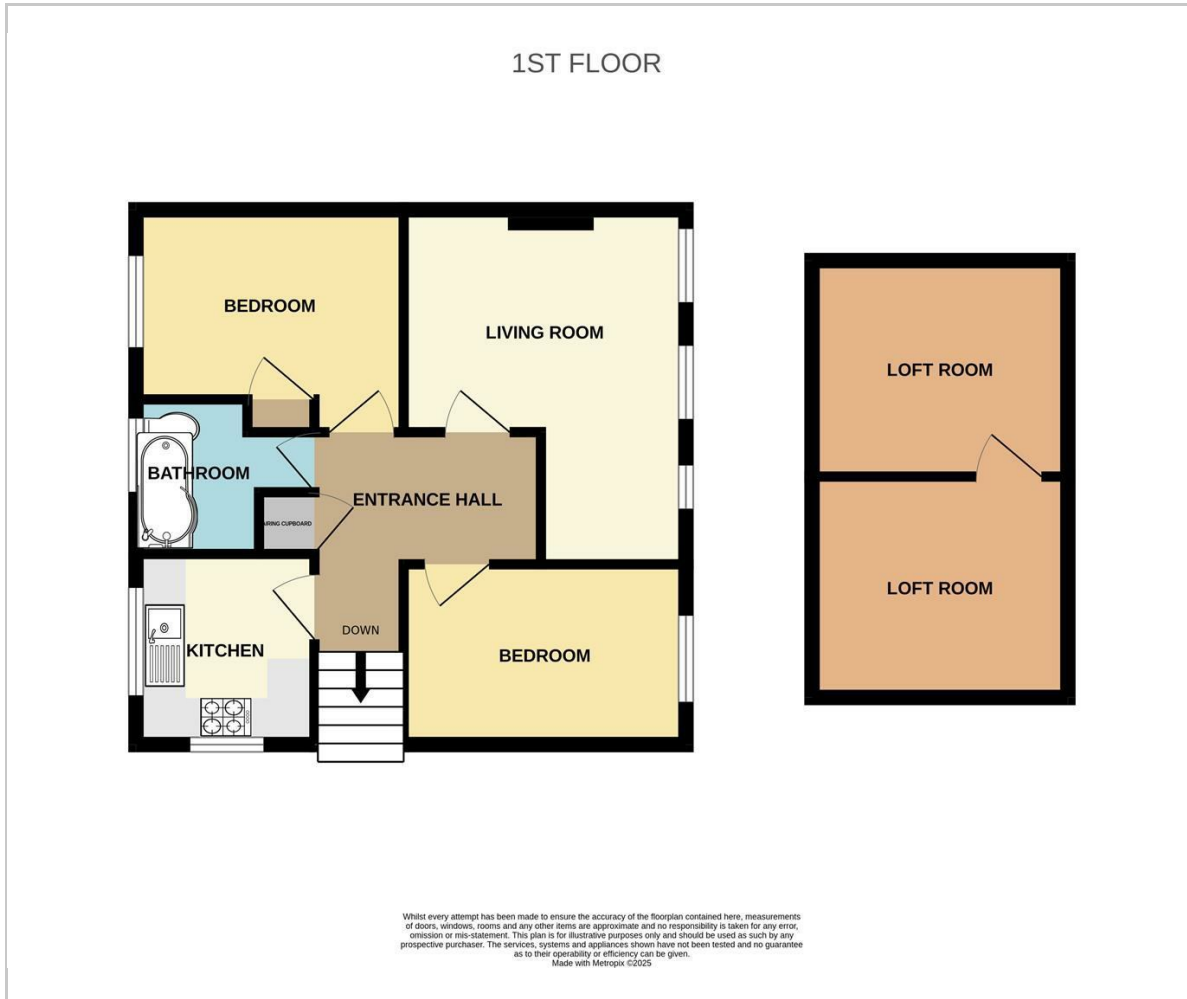
Bedroom two  
12'7 x 8'11 (3.84m x 2.72m)

Bathroom  
6'8 x 8'3 (2.03m x 2.51m)

Garage

Garden

## Floor Plan



## Viewing

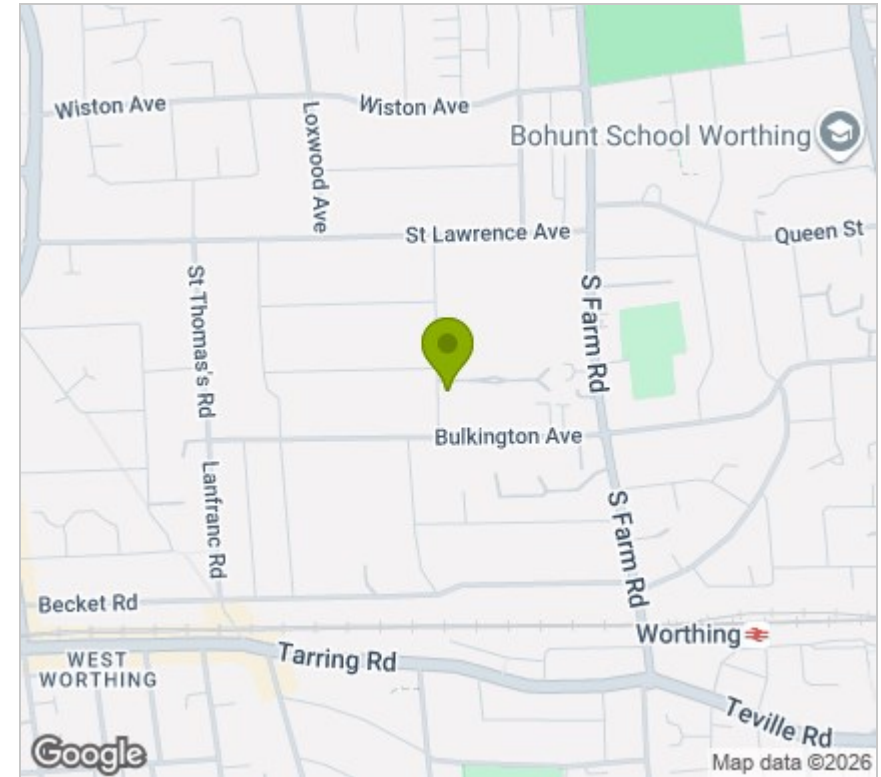
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

