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

2 1 1 C

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 created two useful loft rooms, both of which have been sound proofed.

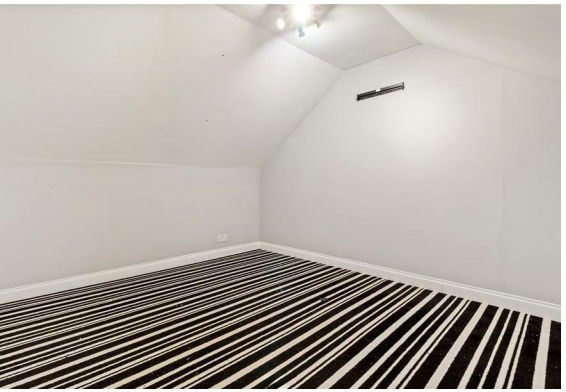
Other benefits include gas central heating, double glazing, a cupboard under the outside stairs with a double electric socket inside and an outside mains water tap.

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)

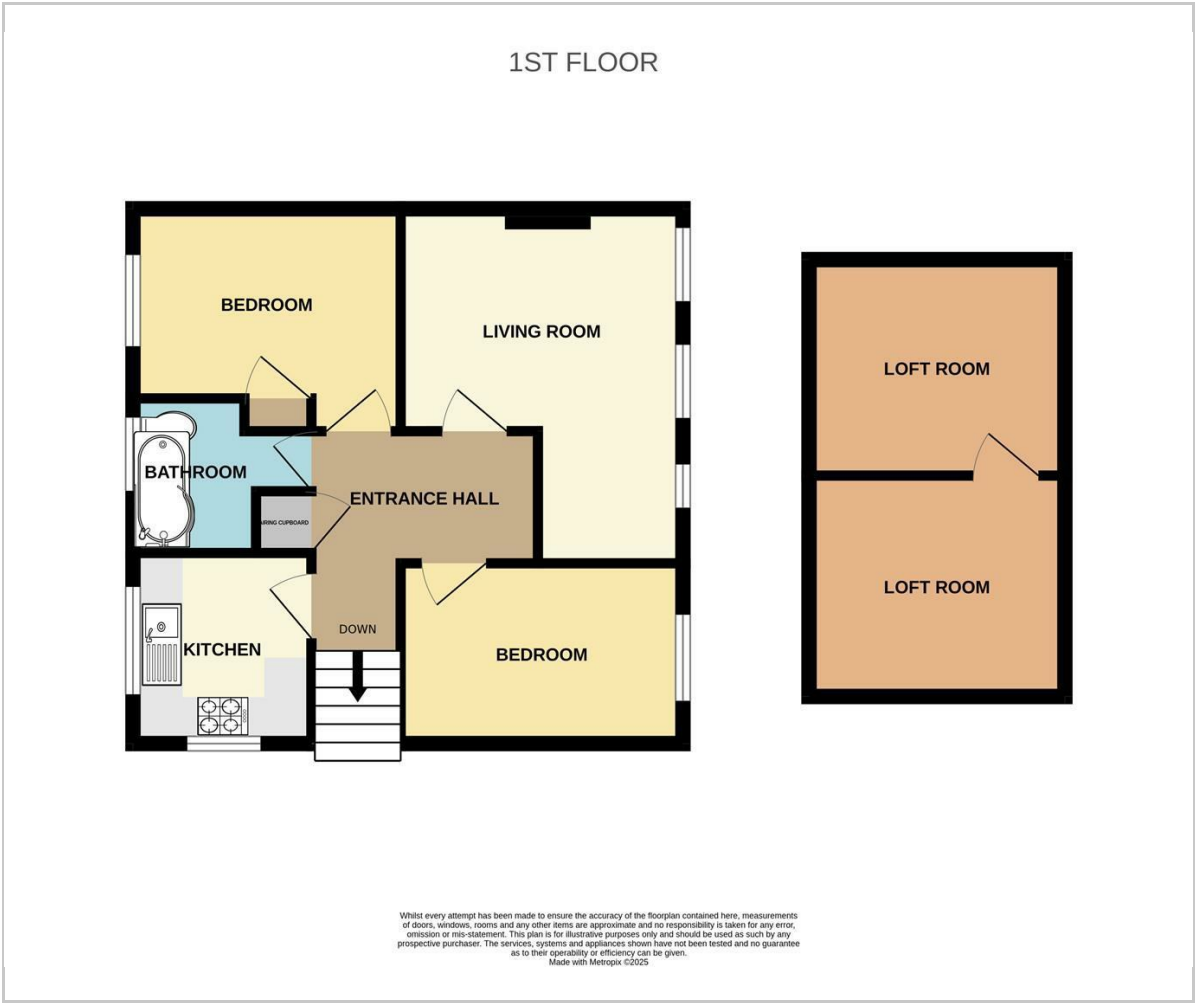
Bedroom two
12'7 x 8'11 (3.84m x 2.72m)

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

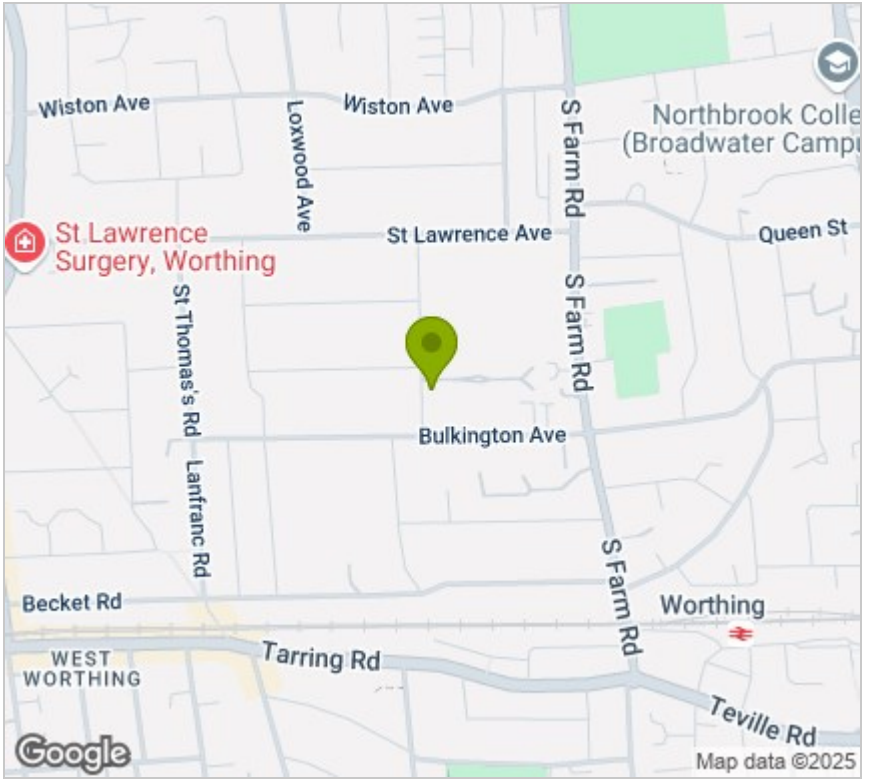
Garage

Garden

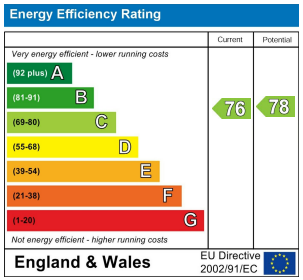
Floor Plan

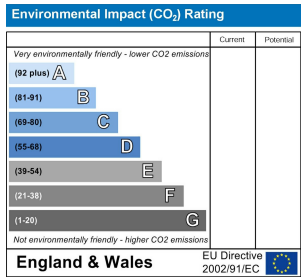


Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
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 firms 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.

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