



22 Gordon Road, Worthing, BN11 1DB
Offers Over £310,000

RENOVATION AND MODERNISATION REQUIRED> John Edwards & Co is delighted to present this substantial three-bed terraced house on Gordon Road, close to Worthing's vibrant town centre, with its shops, cafés, restaurants, and bars, a short walk from the beach and historic seafront, and within walking distance of the mainline train station, enabling easy access into London, Brighton, and Littlehampton.

The property, which is in need of some renovation and therefore represents an excellent development opportunity, comprises three double bedrooms, two good sized reception rooms, a large kitchen and breakfast/dining room, a family bathroom, and attractive rear courtyard. It is also offered chain free.

This is a potentially fantastic family home in a genuinely desirable area, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

CASH BUYERS ONLY

*** CHAIN FREE ***

EXTERIOR

The front garden is enclosed behind a concrete and flint wall, and is shingled for ease of maintenance with plenty of space for potted plants and bin storage. A terracotta and slate tiled path leads to the front door.

ENTRANCE HALL

The entrance hall has a carpeted floor, a corniced and skimmed ceiling with pendant lighting, some decorative scroll work, a radiator, and the doors into reception rooms one and two, the kitchen, and the stairs to the first floor landing, with a good sized understairs storage cupboard housing the meterage.

RECEPTION ROOM ONE - LIVING ROOM

This good sized living room has a laminate wood floor, a corniced and skimmed ceiling with pendant lighting, some inbuilt shelves, TV and power points, a large feature fireplace with wooden mantel and stone hearth, a radiator, and a large double-glazed bay window to front aspect.

RECEPTION ROOM TWO

Second good-sized reception room which features a laminate wood floor, a skimmed ceiling with pendant lighting, picture rails, a radiator, power points, plenty of space for a dining table and chairs, and a double-glazed window to rear aspect.

KITCHEN & BREAKFAST ROOM

Very spacious kitchen and breakfast room, which features a range of wall and base mounted units, rolled top worksurfaces with an inset sink and drainer, and space and plumbing for a washing machine, and freestanding cooker, with extraction hood over. A separate area provides plenty of space for a dining/breakfast table and chairs. There is a laminate wood floor, a skimmed ceiling with pendant lighting, a radiator, power points, tiled splashbacks, a large inbuilt pantry, secondary access into the understairs storage cupboard, and the boiler servicing the property. Natural light is provided via double glazed windows to side aspect, and double-glazed doors to rear into the private courtyard.

STAIRS TO FIRST FLOOR LANDING

The stairs are carpeted with a wooden balustrade. On the split-level landing, there is a carpeted floor, a skimmed ceiling with pendant lighting, picture rails, and the doors into all three bedrooms and the family bathroom. There is also access into the loft via a ceiling hatch.

BEDROOM ONE

Bright and spacious double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting, picture rails, radiators, power points, a double-glazed bay window to front aspect, and a separate front-facing sash window.

BEDROOM TWO

Second good sized double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting, picture rails, a radiator, power points, some inbuilt wardrobe storage, and a double-glazed window to rear aspect.

BEDROOM

Third double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting, a radiator, power points, and a double-glazed window to rear aspect.

FAMILY BATHROOM

The bathroom features a three-piece suite comprising a panelled bath with shower over, a low-level WC, and a pedestal hand wash basin with storage below. There is a laminate wood floor, a skimmed ceiling with central ceiling light, part-tiled walls, a radiator, and a double-glazed opaque window to side aspect.

REAR COURTYARD

The property also has the benefit of a private rear courtyard, which is laid to patio for ease of maintenance, with plenty of space for garden furniture, potted plants and barbecuing/alfresco dining. There is also a large purpose-built outbuilding, gated access to the alley at the rear of the property, and an outside tap.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			61
(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	

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