

PHILLIPS & STILL

Gratwicke Road, Worthing

£500,000



- A Recently Refurbished Freehold House Arranged As Two Flats
- Ground Floor 2 Bedroom Flat With Courtyard Garden
- First Floor Two Bedroom Flat
- Modern Kitchens & Bathrooms

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Gratwicke Road, Worthing, BN11 4BH



Gratwicke Road is situated in the heart of Worthing town centre moments from the main shopping promenade and seafront. You are within walking distance to a comprehensive range of shopping facilities, amenities, bars and restaurants and mainline railway station with direct links to London & Brighton.

This fantastic investment opportunity currently achieves £2650pcm with tenants in place until June 2024. The house was recently fully renovated and is arranged as two flats.

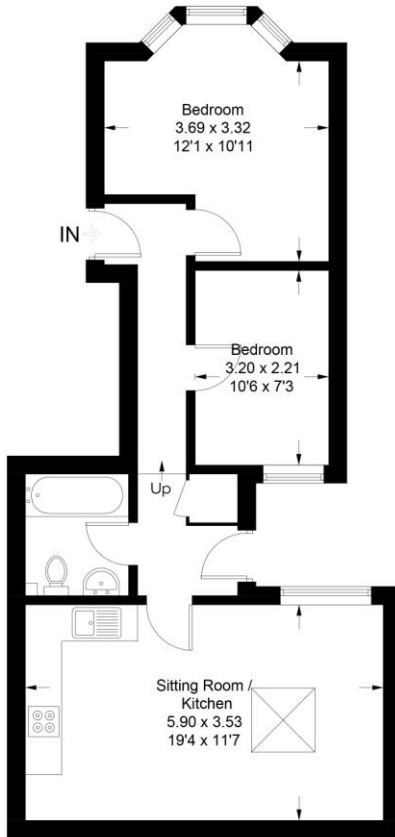
Ground floor accommodation comprises of entrance hall, two double bedrooms, modern bathroom and a wonderful open plan lounge / diner to the rear with a modern fitted kitchen area & integrated appliances. You also have a private rear courtyard garden.

First floor accommodation comprises of entrance hall, bay fronted open plan lounge / diner with modern fitted kitchen area, two double bedrooms and modern bathroom.



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Approximate Gross Internal Area = 52.8 sq m / 568 sq ft

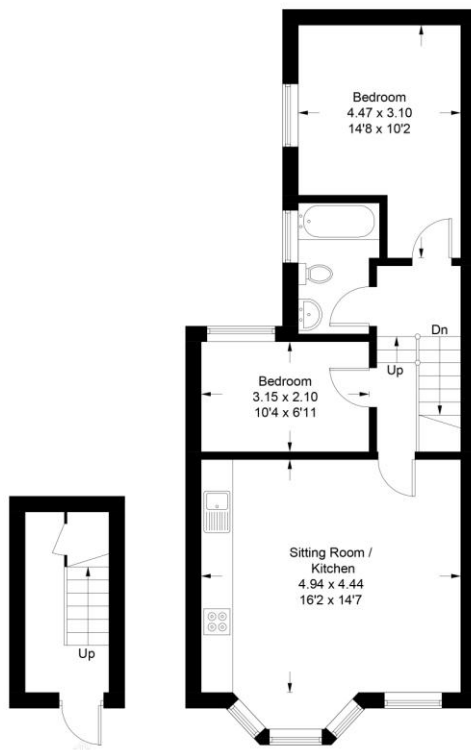


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Gratwicke Road, Worthing, BN11 4BH

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft



Ground Floor First Floor

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Imageplansurveys @ 2023

Accommodation

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED BEDROOM ONE
12' 1" x 10' 11" (3.68m x 3.33m)

BEDROOM TWO
10' 6" x 7' 3" (3.2m x 2.21m)

BATHROOM

OPEN PLAN LOUNGE / DINER
19' 4" x 11' 7" (5.89m x 3.53m)

MODERN KITCHEN AREA

OUTSIDE

PRIVATE REAR COURTYARD
GARDEN

FIRST FLOOR

LANDING

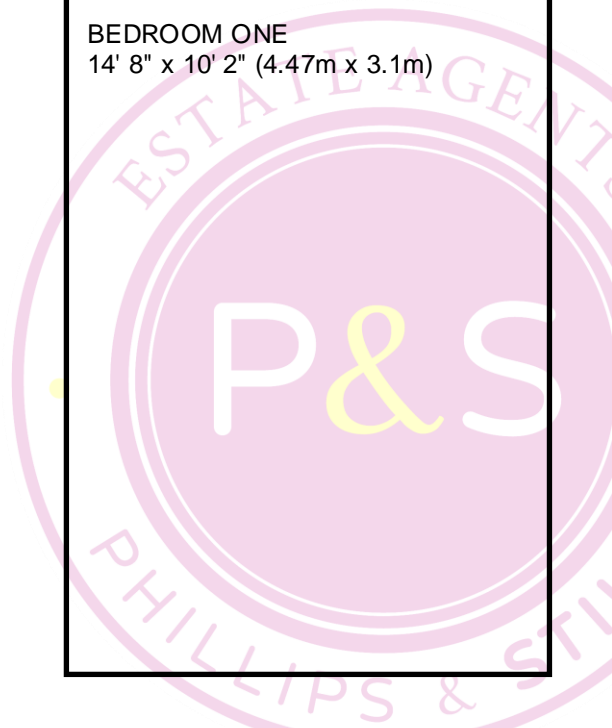
BAY FRONTED OPEN PLAN
LOUNGE / DINER
16' 2" x 14' 7" (4.93m x 4.44m)

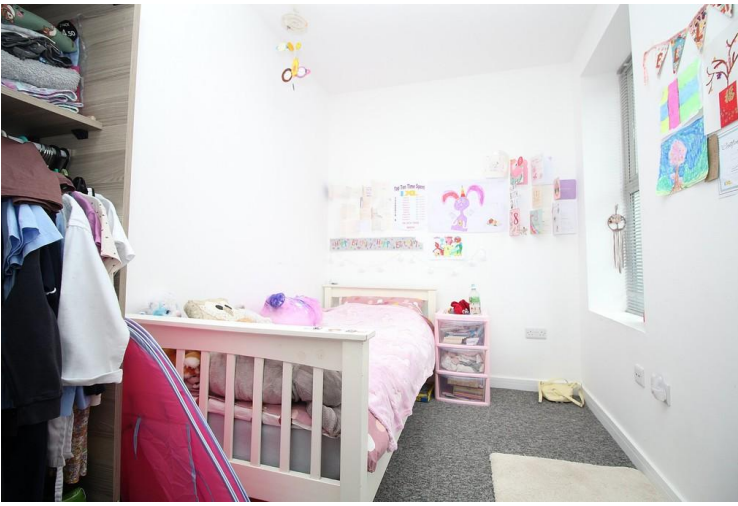
MODERN KITCHEN AREA

BEDROOM TWO
10' 4" x 6' 11" (3.15m x 2.11m)

BATHROOM

BEDROOM ONE
14' 8" x 10' 2" (4.47m x 3.1m)





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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