



Wordsworth Road, Worthing, BN11 3JE  
Guide Price £295,000

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**THREE BEDROOM TWO BATHROOM** well presented second-floor retirement apartment situated in sought-after Grasmere Court on Wordsworth Road, Worthing. Ideally located within walking distance of local shops and Worthing seafront, this property is perfect for those seeking convenience and comfort.

The accommodation is thoughtfully arranged, featuring an entrance hall, living room, fitted kitchen, a spacious primary bedroom complete with an en suite bathroom and WC, a versatile second bedroom, and a third bedroom that can also serve as a dining room. A modern shower room with WC completes the layout. **CHAIN FREE**

Residents of Grasmere Court enjoy an array of benefits, including a passenger lift, secure underground parking and well maintained communal grounds. Additional conveniences include an on-site house manager, a communal lounge for socialising and a visitor suite for guests.

- Three Bedroom
- Second-Floor Retirement Apartment
- Central Worthing Location
- En Suite Bathroom & Shower Room
- Fitted Kitchen
- Modern Development
- Secure Underground Car Park
- Communal Facilities & House Manager
- Chain Free









#### Secure Entrance

Telephony entry system. Front door to:

#### Communal Entrance Hall

House manager's office. Communal lounge. Stairs and passenger lift to second floor. Private front door to:

#### Entrance Hall

Electric radiator. Two built in storage cupboards. Airing cupboard housing hot water cylinder. Entry phone/emergency pull cord. Levelled and coved ceiling.

#### Living Room

6.55m x 3.25m (21'6 x 10'8)

Double glazed window. Two storage heaters. Electric fireplace. Levelled and coved ceiling. Door to:

#### Fitted Kitchen

3.23m x 1.98m (10'7 x 6'6)

Double glazed window. Roll edge work surfaces incorporating stainless steel sink with swan neck mixer tap and drainer. Four ring electric hob with tiled splashback and extractor canopy over. Fitted eye-level oven/grill and microwave. Integrated washing machine and dishwasher. Range of matching cupboards, drawers and wall units. Vinyl flooring. Levelled and coved ceiling.

#### Bedroom One

5.66m x 4.47m (18'7 x 14'8)

Double glazed window. Storage heater. Built in wardrobe with shelving and hanging space. Emergency pull cord. Levelled and coved ceiling. Door to:

#### Ensuite Bathroom

Panelled bath with wall mounted shower over. Vanity unit incorporating wash hand basin, storage cupboards, concealed cistern w/c, mirror and wall units. Electric towel radiator. Wall heater. Emergency pull cord. Tiled walls. Vinyl flooring. Levelled and coved ceiling.

#### Bedroom Two

3.86m x 2.74m (12'8 x 9')

Double glazed window. Storage heater. Levelled and coved ceiling.

#### Bedroom Three/Dining Room

3.86m x 2.62m (12'8 x 8'7)

Double glazed window. Electric radiator. Levelled ceiling.

#### Shower Room

Step in corner shower with glass door, grab rail and wall mounted shower. Concealed cistern w/c. Wash hand basin with storage cupboard below. Mirrored vanity wall unit. Electric towel radiator. Tiled walls. Vinyl flooring. Levelled and coved ceiling. Extractor fan. Emergency pull cord.

#### Secure Underground Car Park

Residents and visitors parking available in the secure underground car park. Lift access to all floors.

#### Communal Facilities

Additional conveniences include an on-site house manager, a communal lounge for socialising and a visitor suite for guests.

#### Communal Gardens & Grounds

Well maintained communal gardens and ground surround the development.

#### Required Information

Length of lease: 102 years remaining.

Annual service charge: £6,447

Service charge review period: Per annum.

Annual ground rent: £459

Ground rent review period: Per annum.

Council tax band: E

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.








## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | 81  | 82        |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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