



31 Grafton Road, Worthing, BN11 1QT
Asking Price £325,000

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We are delighted to bring to the market this well presented two bedroom Victorian mid terrace house. Internally the accommodation briefly comprises; Open plan lounge/diner, kitchen and a downstairs shower room. Upstairs you are presented with two double bedrooms, sizable family bathroom with a separate Wc. Externally you have a private driveway to the front and a secluded rear courtyard garden.

- Victoria Terraced House
- Two Double Bedrooms
- Private Driveway
- Open Plan Living Room
- Downstairs Shower Room
- Town Centre Location
- Gas Fired Central Heating
- Viewing Highly Recommended



Entrance Hall

Carpeted throughout. Radiator.

Open Plan Lounge/Diner

7.9 x 3.1 (25'11" x 10'2")

Carpeted throughout. Two double glazed windows. Two radiators. TV and Telephone point. Inset storage unit.

Kitchen

3.6 x 2.1 (11'9" x 6'10")

Tiled flooring throughout roll edge work surfaces. A range of matching wall and base units. Inset stainless steel sink with drainer. Single glazed window. Radiator.

Downstairs Shower Room

2.3 x 1.3 (7'6" x 4'3")

low level Wc with matching wash hand basin. Corner shower cubicle with glass screen protect. Double glazed window.



Stairs leading to;

First Floor Landing

Carpeted throughout. Door providing access to over stair storage.

Bedroom One

4.2 x 3.7 (13'9" x 12'1")

Carpeted throughout. Feature bay with double glazed window. Radiator.

Bedroom Two

3.6 x 2.6 (11'9" x 8'6")

Carpeted throughout. Radiator. Double glazed window.

Bathroom

2.1 x 2 (6'10" x 6'6")

Fully tiled walls. Radiator. A range of built in storage cupboards. Frosted double glazed window. Panelled bath. Sink unit with mixer taps.



Outside:

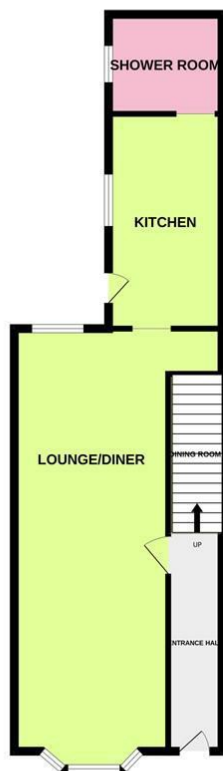
Front

Benefits of a Private driveway with parking for 1 car.

Rear Garden

Small decked area perfect for seating. Paved area leading to newly fitted rear gate.

GROUND FLOOR



1ST FLOOR



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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) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk