



18 Gratwicke Road, Worthing, BN11 4BH
Guide Price £350,000

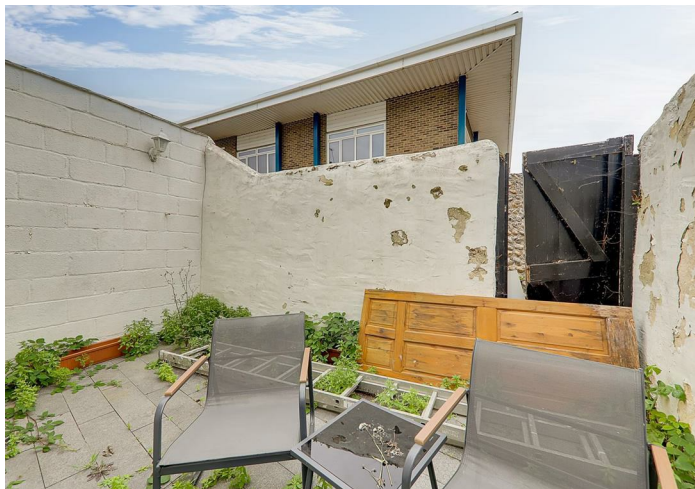
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A four bedroom three storey town house located in the heart of Worthing Town centre and therefore close to all of the shops, restaurants and seafront promenade that Worthing has to offer. The accommodation consists of a reception hall, lounge, dining room, kitchen/breakfast room, first floor landing, two first floor bedrooms, bathroom and separate w.c, second floor landing, two second floor bedrooms, front and rear gardens. ** The property is in need of renovation including damp works, so in our opinion the property is only suitable for CASH BUYERS **

- Three Storey Town House
- Four Bedrooms
- Central Worthing Location
- Close To Seafront
- In Need Of Renovation
- No Onward Chain
- Cash Buyers Only





Reception Hall

3.56m x 0.84m (11'8 x 2'9)

Accessed via a solid wood door. Radiator. Picture rail. Stairs to first floor landing. Door to dining room.

Lounge

3.53m x 3.53m (11'7 x 11'7)

West aspect via a double glazed window. Fireplace. Radiator. Wood flooring. Coved ceiling. Opening to dining room.

Dining Room

3.71m x 3.63m (12'2 x 11'11)

East aspect double glazed window. Radiator in decorative casing. Wood flooring. Understairs storage cupboard. Coved ceiling.

Kitchen

5.13m x 2.67m (16'10 x 8'9)

Fitted suite comprising of a butler sink unit with mixer taps. Areas of rolltop worksurfaces. Matching shelved wall units. Four ring hob having extractor hood over and fitted oven and grill below. Additional appliance spaces. Tiled flooring. Part tiled walls. Radiator in decorative casing. Levelled ceiling with spotlights. East aspect double glazed window. South aspect obscure glass double glazed window. Double glazed door to rear garden.

First Floor Landing

4.09m x 1.60m (13'5 x 5'3)

Split level. Radiator. Central heating thermostat. Levelled and coved ceiling. Staircase to second floor landing. Doors to all first floor rooms.

Bedroom One

4.60m x 3.51m (15'1 x 11'6)

West aspect double glazed window. Radiator in decorative casing. Stripped and stained wood floorboards. Feature wall. Levelled and coved ceiling.

Bedroom Two

3.71m x 2.79m (12'2 x 9'2)

East aspect double glazed window. Radiator. Levelled and coved ceiling.

Bathroom/W.C

4.06m x 2.54m (13'4 x 8'4)

Suite comprising of a roll top bath having mixer taps with shower attachment. Shower area with mixer taps and showerhead. Circular wash hand basin with mixer taps. Push button WC. Bidet with mixer taps. Tiled flooring. Chrome ladder design radiator. Built in airing cupboard housing the homes wall mounted boiler. Levelled ceiling with spotlights. Obscure glass double glazed window.

Separate W.C

1.65m x 0.86m (5'5 x 2'10)

Push button WC. Tiled flooring. Levelled ceiling with spotlights. Obscure glass double glazed window.

Second Floor Landing

3.71m x 1.65m (12'2 x 5'5)

East aspect double glazed window. Built-in storage cupboard. Levelled ceiling.

Bedroom Three

4.62m x 3.53m (15'2 x 11'7)

West aspect double glazed window. Radiator. Levelled and coved ceiling.

Bedroom Four

3.71m x 2.84m (12'2 x 9'4)

East aspect double glazed window. Radiator. Levelled and coved ceiling.

OUTSIDE

Front Garden

Decorative front garden.

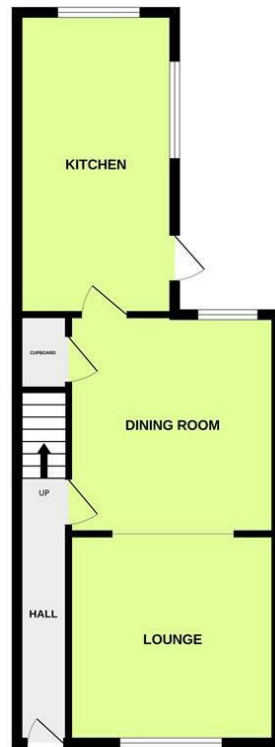
Rear Garden

Paved courtyard style garden with outside water tap and rear pedestrian gate.

Council Tax

Council Tax Band

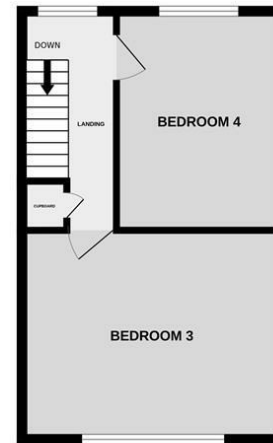
GROUND FLOOR



1ST FLOOR



2ND 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 is given 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		
(55-68) D	66	78
(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.



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