



1, 12 Gratwicke Road

Worthing, BN11 4BH

Guide price £230,000

Leasehold - Share of Freehold Council Tax Band



A charming Two-Bedroom Garden Flat in the Heart of Worthing.

Located just moments from the seafront, this delightful two-bedroom ground floor garden flat offers the perfect blend of period charm and modern convenience, right in the vibrant heart of Worthing town centre.

The property is accessed via a communal entrance leading into a welcoming hallway, complete with a generous under-stairs storage cupboard and a separate boiler cupboard. The bright and airy lounge features a breakfast bar that opens into a contemporary fitted kitchen, equipped with an integrated oven, grill, and hob, plus space for additional appliances.

There are two well-proportioned bedrooms, and outside you'll find a private walled courtyard garden with rear access—ideal for outdoor dining or relaxing in the sun. Additional benefits include double glazing throughout and efficient gas central heating.

This superbly located home is just 250 metres from Worthing's beautiful seafront and under 900 metres from the mainline railway station, offering easy connections for commuters. A wide array of shops, cafes, restaurants, cinemas, theatres, and leisure facilities are all on the doorstep, along with excellent local bus services.

An ideal home for first-time buyers, downsizers, or anyone seeking coastal living with every amenity close at hand.

Lease years remaining - 961
Service charge - 'as & when' split between the three flats

Communal entrance





Entrance hall

Lounge
11'5 x 12'0 (3.48m x 3.66m)

Modern fitted kitchen
6'6 x 7'7 (1.98m x 2.31m)

Bedroom one
15'5 x 8'8 (4.70m x 2.64m)

Bedroom two
10'11 x 4'8 opening to 8'4 (3.33m
x 1.42m opening to 2.54m)

Family bathroom
5'6 x 6'4 (1.68m x 1.93m)

Boiler cupboard

Under stairs storage cupboard

Walled rear courtyard garden



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

