



2 Coach House Mews, Gratwicke Road, Worthing, BN11 4DQ  
Guide Price £230,000

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**bacon**  
Estate and letting agents



Presenting a chain-free, freehold, one-bedroom mews-style terraced house in the heart of Worthing Town Centre, just a short walk from Worthing seafront, train station, shops, bars, and eateries. Built in 1987, Coach House Mews is located on Gratwicke Road in Worthing. The ground floor comprises of an entrance hall, a spacious lounge/diner, an inner hall/office area, and kitchen. On the first floor, you'll find a landing with 'Velux' window, a generously-sized double bedroom, and a bathroom/wc. Additional benefits include a front patio area, an allocated parking space and visitor parking. This delightful home is ideal for first time buyers, buy to let investors or those looking for a holiday home on the South coast.

- One Bedroom
- Mews Style Terraced House
- Central Worthing Location
- Seafront, Shops & Travel Links Nearby
- Allocated Parking Space
- Gas Central Heating
- Double Glazing
- Ideal First Property Or Holiday Home
- Chain Free





### Entrance Hall

Radiator. Door to:

### Lounge/Diner

3.51m x 3.20m (11'6" x 10'6")

Double glazed window to front. Radiator. Under stairs storage cupboard. Levelled and coved ceiling.

### Inner Hall/Office Area

1.70m x 1.32m (5'7" x 4'4")

Radiator. Space for office desk & chair. Opening to:

### Kitchen

2.67m x 1.70m (8'9" x 5'7")

Roll edge work surfaces incorporating stainless steel sink with mixer tap. Electric hob with tiled splashback, extractor canopy above and fitted oven/grill below. Space and plumbing for



washing machine and fridge freezer. Range of matching cupboards, drawers and wall units. Levelled and coved ceiling. Vinyl flooring.

### First Floor Landing

'Velux' window. Space for storage.

### Bedroom

4.14m x 2.90m max (13'6" x 9'6" max)

Double glazed window to front. Radiator. Over stairs hanging space with mirrored sliding doors. Further hanging space. Access hatch to loft. Levelled and coved ceiling.

### Bathroom/Wc

2.26m x 1.57m (7'5" x 5'2")

Panelled bath with mixer tap, shower and glass shower screen. Pedestal wash hand basin. Close coupled w/c. Radiator. Airing cupboard with shelving. Storage cupboard housing boiler. Tiled walls. Vinyl flooring. Levelled ceiling.



### Front Patio

Space for outdoor table and chairs.

### Parking

Allocated parking space (number 2). Visitors parking also available.

### Service Charge

£120 per annum service charge contribution.

### Required Information

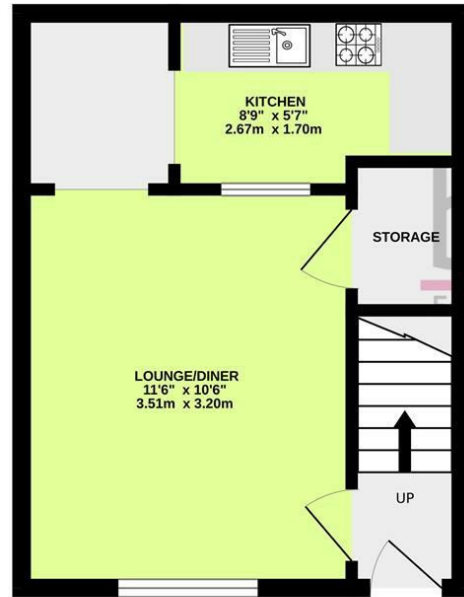
Council tax band: B

Version: 1

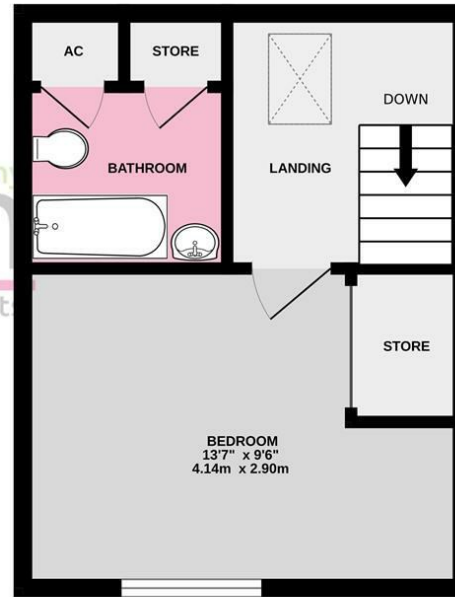
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST 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) A			90
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

