



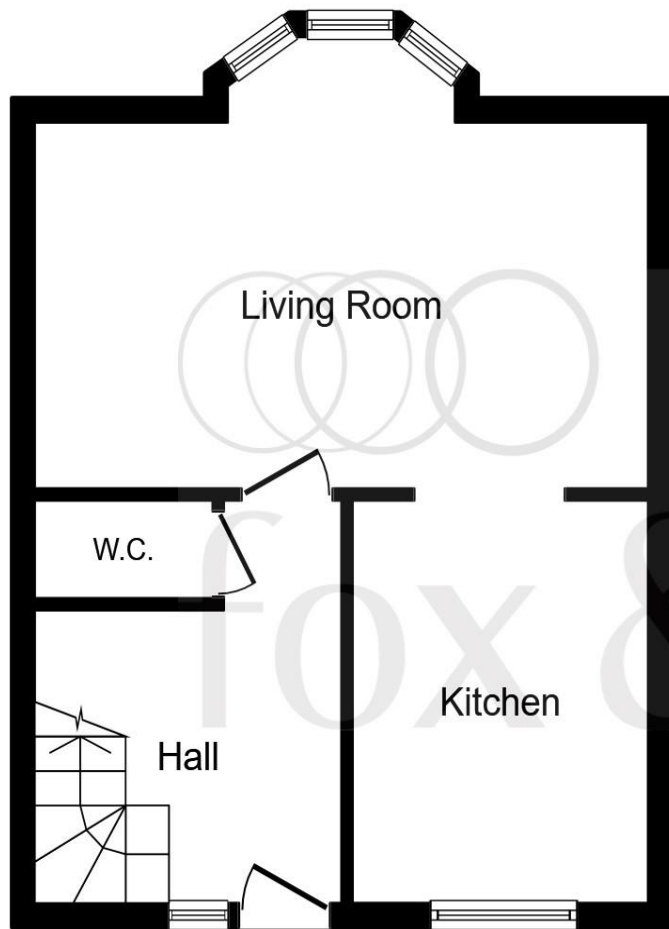
**Spells Yard Grafton Place, WORTHING BN11 1AR**

**welcome to**

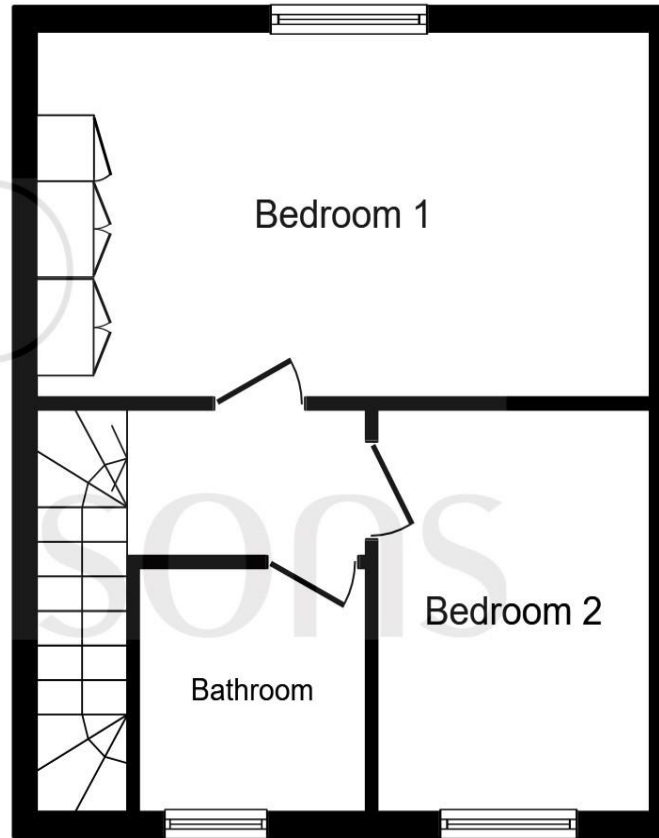
**Spells Yard Grafton Place, WORTHING**

Fox & Sons are delighted to present to market this beautifully presented 1st and 2nd floor maisonette constructed in 2014. The property benefits from gated allocated off street parking and sold with a long lease.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Ground Floor W / C**

**Lounge**

12' 8" INTO BAY x 17' 6" ( 3.86m INTO BAY x 5.33m )

**Kitchen**

10' 6" x 8' 6" ( 3.20m x 2.59m )

**Bedroom One**

10' 9" x 15' 6" ( 3.28m x 4.72m )

**Bedroom Two**

11' 5" x 7' 3" ( 3.48m x 2.21m )

**Bathroom**

**Parking**

**Outbuilding(s)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Spells Yard Grafton Place, WORTHING

- 1ST AND 2ND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- WELL PROPORTIONED
- UNDER FLOOR HEATING

Tenure: Leasehold EPC Rating: B

# £265,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CWO108996](https://fox-and-sons.co.uk/Property/CWO108996)

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
CWO108996 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01903 209055**



[Worthing@fox-and-sons.co.uk](mailto:Worthing@fox-and-sons.co.uk)



6 Chapel Road, WORTHING, West Sussex,  
BN11 1BJ



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)