



Gratwicke Road, Worthing

Asking Price
£450,000
Freehold

- Terraced Family Home
- Spacious Living/Dining Room
- En-Suite & Downstairs WC
- Utility Area
- Close to Town Centre & Seafront
- Three Double Bedrooms
- Large Kitchen/Breakfast Room
- Low Maintenance Garden
- Council Tax Band - C
- EPC Rating - C

We are delighted to offer to market this spacious and well-presented terraced family home, ideally situated in this highly convenient central Worthing location close to town centre shops, the seafront, local parks, schools, bus routes, and the mainline station. Accommodation offers an entrance hallway, a spacious open-plan living/dining room, a large kitchen/breakfast room, and a downstairs WC. Upstairs, there are three double bedrooms, one of which has an en-suite shower room, a modern family bathroom, and a separate WC. Other benefits include a low-maintenance rear garden and a utility area.

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Accommodation

Entrance Hallway

Radiator. Original molded coving. Wall lights. Oak laminate flooring. Wall mounted thermostat control. Understairs storage. Meter cupboard.

Living/Dining Room 25'10" x 11'2" (7.89 x 3.41)

Double glazed bay window with made to measure blinds. Original ceiling rose and coving. Radiator. Closed fireplace with surround and hearth. Double glazed door to rear garden.

Kitchen/Breakfast Room 18'7" x 8'10" (5.68 x 2.71)

Tiled wall. Wall, base and draw units. Dual aspect double glazed windows. Tiled splashback. Granite worktops. Five ring gas Range Master with overhead extractor. Integrated one and a half basin and drainer. Space for American fridge/freezer.

Utility Area

Double glazed windows and door to rear garden.

Separate WC

Low level flush WC. Double glazed frosted window. Boiler. Wash hand basin with mixer tap.

First Floor Landing

Sockets. Radiator. Loft access.

Bedroom One 14'6" x 13'4" (4.42 x 4.08)

Coving. Picture rail. Fireplace with surround and hearth. Fitted wardrobes with hanging rail and shelving. Double glazed bay window with made to measure blinds. Door to:

En-Suite

Fitted corner shower with a rainfall head and wall mounted controls. Wash hand basin inset to a vanity unit. Low level flush WC. Tiled walls and floor. Extractor fan.

Bedroom Two 10'9" x 9'2" (3.30 x 2.81)

Coving. Double glazed window. Radiator.

Bedroom Three 8'5" x 7'4" (2.58 x 2.24)

Coving. Double glazed window. Radiator.

Bathroom 9'10" x 5'8" (3.00 x 1.73)

Tiled floor and walls. Large basin and vanity unit. Spotlights. Corner shower with wall mounted controls, rainfall head and separate attachment. Wall mounted heated towel rail. Double ended bath. Double glazed frosted window.

Separate WC

Tiled floor and walls. Double glazed frosted window. Low level flush WC.

Garden

Paved. Outdoor wall light. Outside tap. Bin storage. Double glazed door to rear access.

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Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.