



## Grafton Road, Worthing



Offers In Excess Of  
£200,000  
Leasehold

- First Floor Flat
- Large Lounge/Diner
- Worthing Town Location
- CHAIN FREE
- Double Bedroom
- Spacious Modern Kitchen
- EPC Rating - TBC
- Council Tax Band - A

We are delighted to offer to the market this beautifully presented and spacious, split-level, one-bedroom first-floor flat ideally situated in the heart of Worthing, close to town centre shops, schools, parks, restaurants, the seafront, bus routes, and the mainline station. Accommodation offers an entrance hallway, a modern spacious kitchen, a large lounge/diner with feature fireplace, a double bedroom, and a family bathroom with separate WC. Other benefits include high ceilings, high specification throughout, a large useful loft space, a new boiler, and having gas safety and electricity checked within the last year.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance

Leading to front door. Front door leading to:

### Lounge/Dining Room 18'4" x 14'2" (5.59 x 4.33)

Large sash cord window with westerly aspect. Strip wood flooring. Two radiators. Decorative coving and picture rail. Wooden fire surround with marble insert. Attractive ceiling rose. TV and telephone point. Dimmer switch. Steps down to:

### Kitchen/Breakfast Room 11'3" x 8'11" (3.43 x 2.72)

Range of taupe coloured base and wall units with display shelving. Wood effect working surfaces incorporating a stainless steel sink with drainer and mixer tap. Space for under counter fridge and freezer. Space and plumbing for washing machine. Electric Neff oven and four ring gas hob with extractor fan over. Understairs storage area. Cupboard housing electric meters. Space for small breakfast table and chairs. Radiator. Sash cord window. Door to:

### Bathroom

Panel enclosed bath with mixer tap and fitted shower attachment. Basin with mixer tap set in a vanity unit. Radiator. Tiled splashbacks. Low level flush WC. Frosted window.

### Bedroom One 14'3" x 12'7" (4.35 x 3.86)

Stairs leading up from the lounge. Sash cord window. Radiator. Wardrobes with hanging and shelves. Firing cupboard housing pre-lagged copper cylinder and shelves. Further storage cupboards.

### Roof Space

Eaves access door to roof space with storage area and velux window.

### Tenure

Leasehold with over 100 years remaining on the lease.

Service Charge - £766.25 6 monthly

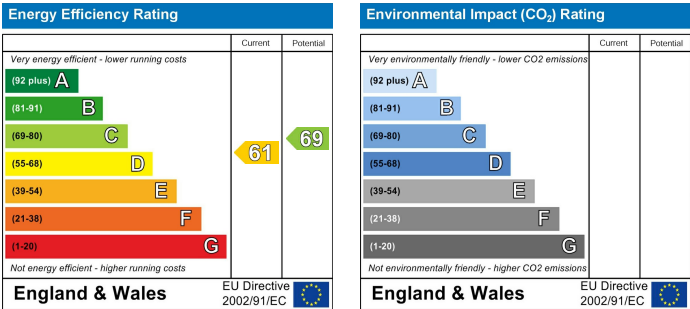
Reserve charge - £250.00 6 monthly



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