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## Description

We are pleased to offer this three-bedroom, two-storey flat located in the town centre, within walking distance of shops, restaurants, the seafront, and the mainline station.

The property features a lounge, kitchen, bathroom, and three bedrooms arranged over two floors, with neutrally decorated interiors, double-glazed windows, and gas central heating throughout.

## Key Features

- Three Bedroom Flat
- Set Over Two Floors
- Town Centre Location
- Close to Seafront
- EPC Rating D
- Council Tax Band B





#### **Entrance Hall, Stairs and Landing**

Magnolia painted walls, brown flat piled carpet, and wood handrails.

#### **Lounge**

**4.60m x 3.51m (15'1 x 11'6)**

Magnolia painted walls, flat piled brown carpet, double glazed windows, double panelled radiator and curtain rail.

#### **Kitchen**

**2.64m x 2.16m (8'8 x 7'1)**

Beige painted walls part tiled walls, slate effect flooring, double glazed window, matte white kitchen units, slate effect counter tops, stainless steel sink, Lamona hob and oven, space for washing machine and fridge freezer, and Baxi combi boiler.

#### **Bedroom Three**

**3.71m x 2.87m (12'2 x 9'5)**

Magnolia painted walls, flat piled carpets in brown, double glazed windows, and double paneled radiator.



#### **Bathroom**

Modern bathroom suite in white, part tiled walls, beige stone effect flooring, electric heater, double glazed window, single panel radiator, wood shelving, and rails.

#### **Stairs and Landing to Second Floor**

Magnolia painted walls, flat piled carpet in brown, wood handrails, and double glazed window.

#### **Bedroom One**

**4.62m x 3.51m (15'2 x 11'6)**

Magnolia painted walls, flat piled brown carpet, double glazed windows, double paneled radiator, and curtain rail.

#### **Bedroom Two**

**3.68m x 2.84m (12'1 x 9'4)**

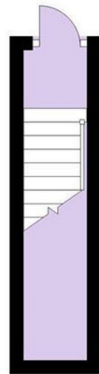
Magnolia painted walls, flat piled carpet in brown, double glazed window, and single paneled radiator.

#### **Tenure**

Share of Freehold

## Floor Plan Gratwicke Road

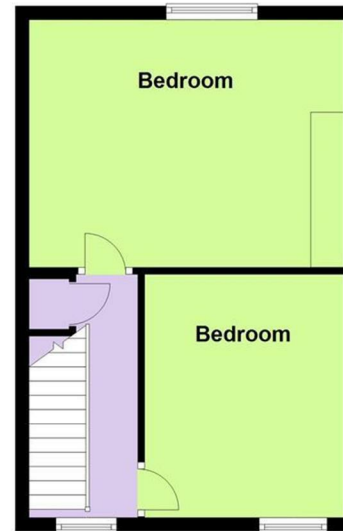
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co