



Gratwicke Road, Worthing, BN11 4BH

Offers in the Region of **£250,000**



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: B

- Stunning Ground Floor Garden Apartment
- Two Generous Double Bedrooms
- Bright Bay Fronted Lounge With Feature Fireplace
- Stylish Modern Shaker Kitchen
- High Ceilings Original Features And Wooden Flooring Throughout
- Private East Facing Front Garden
- Highly Sought-After Central Worthing Location
- Less Than 300 Metres From Seafront And Promenade
- Share Of Freehold With 999 Year Lease Remaining
- Offered With No Onward Chain

Jacobs Steel are delighted to present this beautifully presented and characterful two double bedroom ground floor apartment, ideally situated in the heart of Worthing town centre and just a short stroll from the seafront. Perfectly positioned for convenient access to a comprehensive range of shops, bars, restaurants, amenities, the seafront, and the mainline railway station. The property offers well-proportioned and thoughtfully arranged accommodation and includes high ceilings, original picture rails, and wooden flooring throughout, alongside a bright bay-fronted lounge, a contemporary fitted kitchen, two generous double bedrooms, and a stylish modern bathroom. Externally, the property enjoys the rare advantage of a private front garden, providing a peaceful and secluded outdoor space in this central location. This charming home also benefits from a share of freehold, a lengthy 999-year lease, and is offered to the market with no onward chain.





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Internal Upon entering the property, you are welcomed into a spacious and characterful 'L' shaped hallway which immediately reflects the charm and warmth carried throughout the home. Original features such as high ceilings, picture rails, and wooden flooring create a sense of period elegance, seamlessly blended with modern finishes. To the front of the property, the beautifully appointed lounge is a standout feature, boasting a large bay window that floods the room with natural light, along with a decorative fireplace that adds further charm and focal interest. Across the hallway, the modern dual-aspect kitchen is well designed and fitted with a range of shaker style floor and wall mounted units, complemented by oak effect laminate work surfaces. It also benefits from ample worktop space, an integrated oven and hob, a concealed boiler, and space for under-counter appliances, making it both practical and stylish. Both bedrooms are well-proportioned doubles, offering comfortable and versatile living space. The principal bedroom benefits from a bay window, enhancing the sense of light and space, while the second bedroom includes built-in storage and access to an additional useful storage cupboard. The accommodation is completed by a modern, part-tiled bathroom fitted with a bath and shower over, vanity sink unit, WC, and heated towel rail, all finished to a high standard.

External To the front of the property is a charming private garden area, enclosed and well-established with mature shrubs and bushes, providing both greenery and a high degree of privacy. Being east-facing, this space is perfectly positioned to enjoy the morning sun, making it an ideal spot for a coffee or quiet relaxation.

Location Gratwicke Road is situated in the heart of Worthing town centre, ideally positioned to take full advantage of everything the area has to offer. The property is within easy walking distance of a comprehensive range of shopping facilities, cafés, bars, restaurants, and everyday amenities, while also being just moments from Worthing seafront and promenade, providing the perfect blend of coastal and town centre living. The location is exceptionally well connected, with Worthing mainline railway station nearby offering direct services to London, Brighton, and along the south coast, in addition to a variety of local bus routes providing convenient access to the wider area. This highly sought-after central setting combines vibrant town centre convenience with relaxed coastal appeal, making it ideal for a wide range of purchasers.

Tenure Share Of Freehold

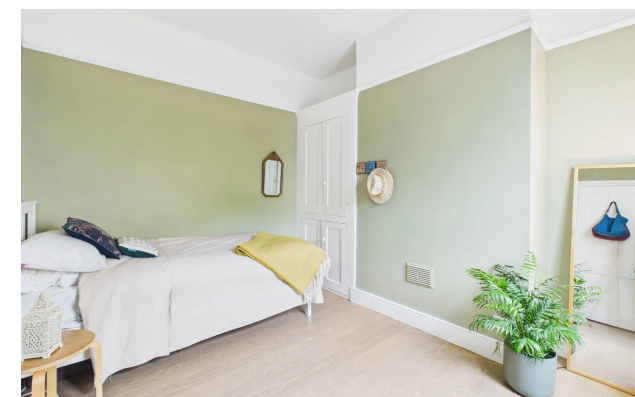
Lease Length Remainder Of 999 Years

Maintenance TBC

Ground Rent N/A

Council Tax Band B





Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.