



10 Gratwicke Road, Worthing, BN11 4BH  
Asking Price £550,000

and company  
**bacon**  
*bespoke*



Stunning period property in Worthing Town Centre within walking distance of local shops and Worthing seafront. Beautifully arranged over three floors, this home offers four generously proportioned double bedrooms and has been sympathetically refurbished to an outstanding finish throughout. With a B rating EPC, get the best of both worlds - modern build insulation levels with Victorian character. This property has been meticulously designed, seamlessly blending a contemporary finish whilst preserving original period features. Offered to the market chain free. The property briefly comprises; entrance hall, living room, separate dining area, luxury kitchen with bi-folding doors leading out to the garden, ground floor cloakroom, two generous double bedrooms on the first floor, luxury family bathroom, utility room, two further double bedroom and shower room/wc on the second floor.



- Period Family Home
- Four Double Bedrooms
- Town Centre Location
- Downstairs WC
- B Rating EPC
- Two Bathrooms
- Finished To An Exceptionally High Standard
- Chain Free
- Internal Viewing Essential
- Utility Room





Walled front garden with decorative iron railings and gate. Mosaic tiled pathway leading to entrance porch with front door leading into;

#### Entrance Hall

Feature mosaic tiled flooring throughout the hallway. Wainscoting & skirting. Cast iron radiator. Levelled ceiling with pendant light. Access to under stairs cupboard.

#### Living Room

3.48 x 3.93 (11'5" x 12'10")

Wooden panelled door. Large west aspect double glazed windows with plantation shutters. Elegant wall panelling with built in media unit providing practical storage and window seat. Ceiling rose with pendant light. Engineered wood flooring. Skirting. Cast iron radiator.

#### Dining Room

3.47 x 2.74 (11'4" x 8'11")

Iron fireplace with tiled inset. Engineered wood flooring. Elegant wall panelling & skirting. Ceiling rose with pendant light. Cast iron radiator. Double glazed sash window with plantation shutters.

#### Ground Floor Cloakroom

Tiled flooring. Heated towel rail. Wainscoting. Wash hand basin and concealed cistern dual flush wc.

#### Kitchen

2.91 x 2.53 (9'6" x 8'3")

Excellent range of wall and base cabinetry incorporating cupboards and drawers with brass cup handles. Farmhouse sink with brass c-spout mixer tap above. Quartz worktop incorporating drainer. 'Neff' dishwasher. 'Bosch' double oven. Integrated fridge/freezer. 4 ring induction hob. Peninsula providing extra workspace and seating. Limestone tiled floor. Wainscoting & skirting. Radiator. Levelled ceiling with

spotlights. Wide set double glazed windows. Double glazed bi-folding doors leading out to garden.

#### Split Level First Floor Landing

Wooden stairs with carpet runner leading to the first floor landing.

#### Bedroom One

4.59 x 3.38 (15'0" x 11'1")

Generous west aspect double bedroom. Carpet. Levelled ceiling with pendant light. Pendant bedside lights. Picture rail & skirting. Double glazed sash window with plantation shutter. Cast iron radiator.

#### Bedroom Two

3.34 x 2.79 (10'11" x 9'1")

Double bedroom. Carpet. Double glazed sash window with plantation shutter. Picture rail and skirting. Cast iron radiator.

#### Utility Room

'Baxi' combination gas fired boiler supplying hot water and gas central heating. Heated towel rail. Space for freestanding washer/dryer. Base cabinetry with wooden worktop. Levelled ceiling with pendant light. Feature tiled flooring.

#### Bathroom

3.31 x 2.51 (10'10" x 8'2")

Walk in shower unit with tiled shower area and brushed brass shower unit incorporating hand held shower and rainfall shower head. Vanity unit with large oval wash hand basin and brass mixer tap with storage below. Wall hung wc. Feature standalone roll top bath with clawfoot, mixer tap and shower attachment. Brass heated towel rail. Feature tiled floor. Extractor fan. Wainscoting. Double glazed obscured window. Vaulted ceiling with pendant light.

#### Stairs Leading to Second Floor Landing

Wooden stairs with carpet runner leading to second floor landing. Double glazed sash window. Wainscoting. Access to loft via hatch.

#### Bedroom Three

4.25 x 3.31 (13'11" x 10'10")

Generous west aspect double bedroom. Carpet. Double glazed sash window with plantation shutter. Pendant light. Cast iron radiator. Recessed space for storage with spotlight above. Picture rail & skirting.

#### Bedroom Four/Office

3.49 x 2.55 (11'5" x 8'4")

Double bedroom. Feature panelled walls & skirting. Carpet. Double glazed sash window. Cast iron radiator.

#### Shower Room

Part tiled with enclosed fully tiled shower area. Matt black riser rail mixer tap shower. Tiled flooring. Heated towel rail. Spotlights. 2 in 1 close coupled toilet with sink on top.

#### Garden

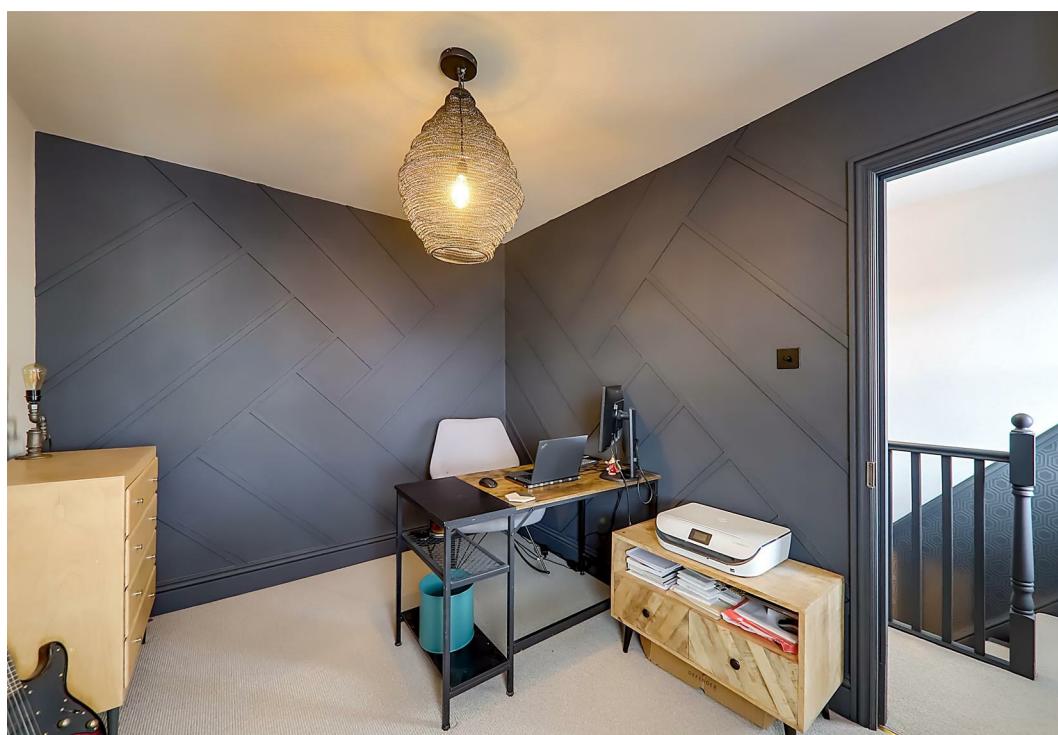
Low maintenance part walled garden with secluded seating area. Limestone tiled. Rear access gate. Outside lighting.

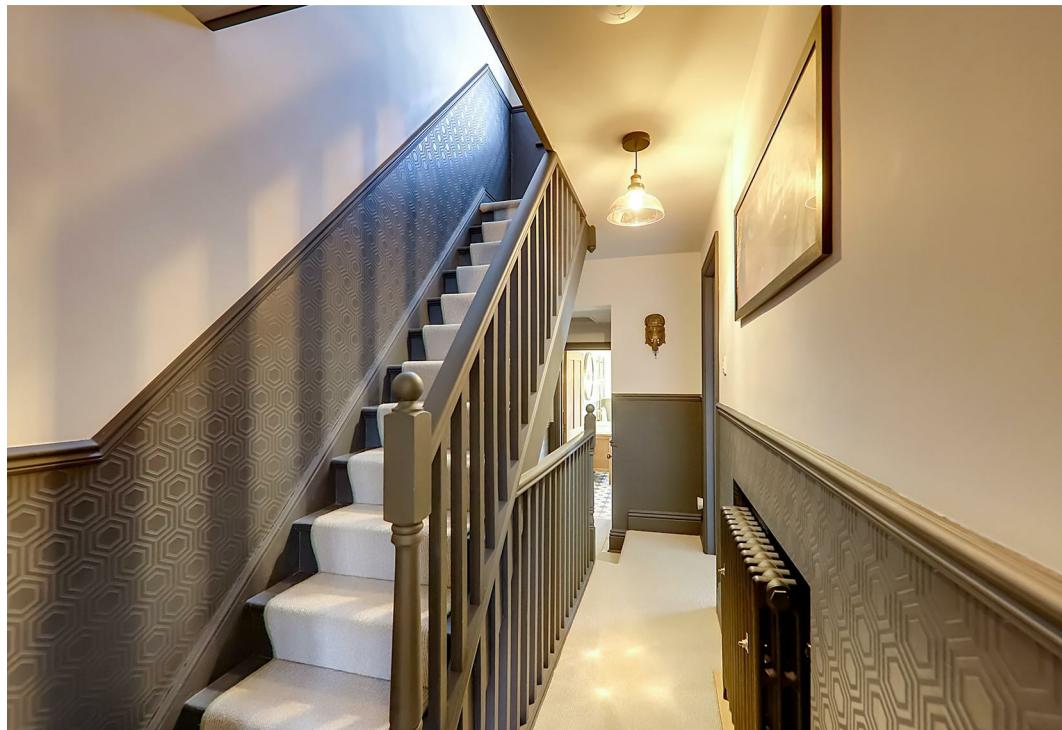
#### Required Information

Council tax band: TBC

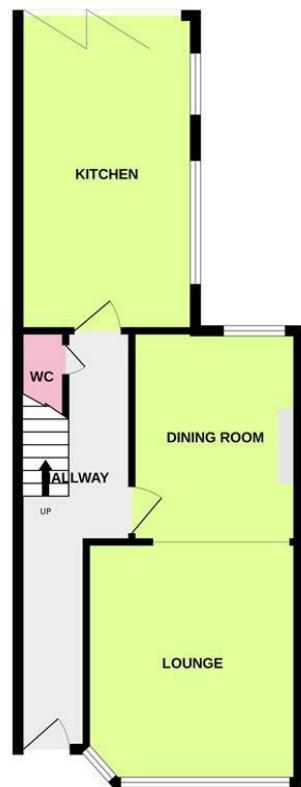
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



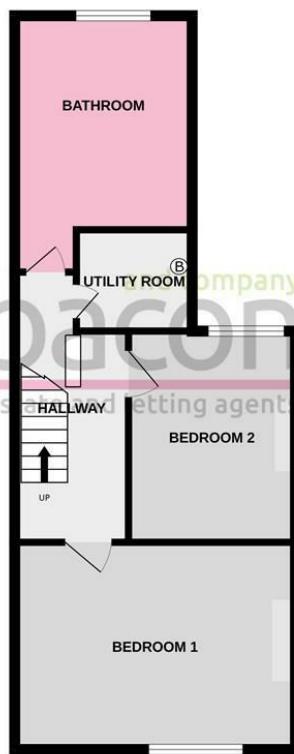




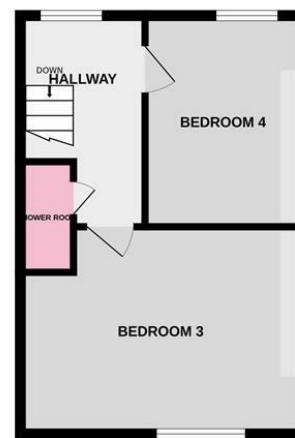
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Estate and letting agents

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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