



Flat 2, 38 Grafton Road Grafton Road, Worthing, BN11 1QT

Asking Price £155,000

A ground floor converted one bedroom apartment within this beautiful Victorian Villa. Situated in the heart of Worthing just a short walk from Worthing town centre providing an array of local shops, cafes, restaurants with the seafront being close by. The bright and spacious accommodation comprises Westerly aspect living room, fitted kitchen, double bedroom and a bathroom. No ongoing chain, ideal first time buyer or BTL apartment. Communal parking for lessees.



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Ground floor

Main entrance to communal hallway and front door to:

Entrance hall

Consumer unit and access to all principle rooms.

Livingroom

15' x 12'8 into bay (4.57m x 3.86m into bay)

Electric night storage heater, sash windows to bay being of a westerly aspect, picture rail and ceiling mouldings. Leading to:

Kitchen

8'5 x 4'7 (2.57m x 1.40m)

With a range of wall and base units with work surfaces incorporating a stainless steel sink unit, plumbing for washing machine, space for electric cooker, double glazed window to side and ceiling spot lighting.

Bedroom

12' 8 x 8'5 (3.66m 2.44m x 2.57m)

Electric night storage heater, sash window to side, airing cupboard housing lagged hot water tank, plus shelved storage cupboard.

Bathroom

White suite comprising paneled bath with electric shower over, low level wc, pedestal wash basin, tiled surround, wall mounted electric heater, window to side and ceiling spot lighting.

Agents note

Lease: 189 years from 24th June 1982. (145 years remaining)

Service charge: Dec 2025 to June 2026 £1131.00 includes reserve fund.

Ground rent: TBC

Management Company Peppa Fox

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