



3



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D



Description

We are delighted to offer to the market this truly stunning three-bedroom home, beautifully presented throughout and showcasing an elegant blend of period charm and contemporary style. Ideally situated in the heart of Worthing, this property offers a rare opportunity to enjoy a central location with parking, while being within easy reach of the town centre's shops, restaurants, seafront, two cinemas, multiple theatre and events spaces, and the high street, all just minutes away on foot. The mainline railway station and local bus routes are also less than ten minutes away, yet the property still benefits from the peace and quiet of a residential street.

Accommodation offers a spacious lounge with a feature fireplace, a separate dining room, a modern kitchen, three double bedrooms, and a luxurious shower room, all arranged over three floors to provide versatile and comfortable living space. The loft bedroom currently houses a king-sized bed with ample room for a home office setup at the other end, offering flexibility for modern lifestyles. Externally, the home benefits from a delightful westerly courtyard garden and off-road parking to the front.



Key Features

- Beautifully presented three double bedroom home
- Separate dining room
- Spacious primary bedroom with Juliet balcony
- Off road parking
- EPC Rating D
- Attractive lounge with feature fireplace
- Ground floor cloakroom
- West facing courtyard garden
- Town Centre location
- Council Tax C



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Composite double glazed front door to:

Hallway

With part wood panelled walls, concealed radiators, and attractive stripped wood flooring.

Lounge

4.27m (into bay) x 3.07m (14'25" into bay) x 10'1"

Attractive stripped wood flooring, vertically mounted contemporary radiator, attractive wooden fire surround with tiled insert and marble hearth, two concealed radiators, TV point, and double glazed bay window to front.

Dining Room

3.76m (into recess) x 3.05m (12'4" into recess) x 10'69"

Stripped wood flooring, useful fitted storage cupboards with recessed shelving and lights, vertically mounted contemporary style radiator, double glazed door to courtyard, and under stairs storage cupboard housing electric consumer unit.

Kitchen

3.58m x 1.96m (11'9" x 6'5")

Range of handleless grey fronted units, marble effect working surfaces incorporating a one and a half bowl sink with mixer tap, space and plumbing for dishwasher, fitted four ring halogen hob with extractor fan over, fitted electric double oven, attractive Spanish tile splashbacks, downlighters, tiled flooring, further appliance space, heated towel rail, double glazed window, double glazed door leading to courtyard, and further part glazed door leading to:

Ground Floor Cloakroom

Low flush WC, fitted corner basin, tiled splashbacks, radiator, frosted double glazed window, and useful utility cupboard with space and plumbing for washing machine and a Glo-Worm wall mounted boiler.

Stairs to:

Split Level First Floor Landing

With radiator.

Bedroom Two

4.29m x 3.45m (14'1" x 11'4")

Stripped wood flooring, part frosted double glazed bay window to front, three radiators, useful wardrobes with sliding doors, hanging and shelves.

Bedroom Three

3.23m x 2.51m (10'7" x 8'3")

Stripped wood flooring, double glazed window with westerly aspect, and contemporary style vertically mounted radiator.

Elegant Shower Room

With large fitted glass shower cubicle with sliding door, fitted period style rainfall head shower with separate attachment, period style basin with mixer tap set in vanity unit, low flush WC, tiled walls, Velux window, frosted double glazed window, downlights, and two heated towel rails.

Stairs to:

Second Floor Landing

With double glazed window with westerly aspect rooftop views, door to:

Primary Bedroom

5.51m x 2.62m (18'1" x 8'7")

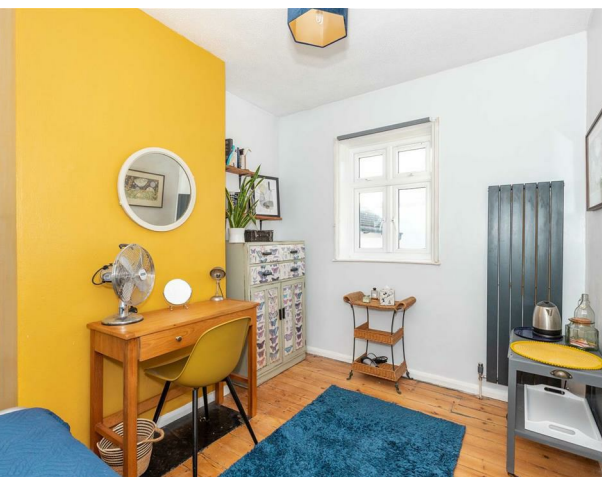
Wood effect flooring, downlights, Velux window, access to storage, radiator and double opening double glazed doors to a Juliet balcony with westerly aspect and rooftop views.

Front Garden

Block laid car hardstanding to front and timber built bike store.

Court Yard

Westerly aspect with decorative gravel, tiled area, tap and gate for residents' rear access.



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Floor Plan Grafton Road



Total area: approx. 99.3 sq. metres (1069.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



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