



Asking Price
£450,000
Freehold

Gratwicke Road, Worthing

- Terraced Family Home
- Three Double Bedrooms
- Spacious Living/Dining Room
- Large Kitchen/Breakfast Room
- En-Suite & Downstairs WC
- Low Maintenance Garden
- Utility Area
- Council Tax Band - C
- Close to Town Centre & Seafront
- EPC Rating - C

We are delighted to offer to market this spacious and well-presented terraced family home, ideally situated in this highly convenient central Worthing location close to town centre shops, the seafront, local parks, schools, bus routes, and the mainline station. Accommodation offers an entrance hallway, a spacious open-plan living/dining room, a large kitchen/breakfast room, and a downstairs WC. Upstairs, there are three double bedrooms, one of which has an en-suite shower room, a modern family bathroom, and a separate WC. Other benefits include a low-maintenance rear garden and a utility area.

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Accommodation

Entrance Hallway

Radiator. Original molded coving. Wall lights. Oak laminate flooring. Wall mounted thermostat control. Understairs storage. Meter cupboard.

Living/Dining Room 25'10" x 11'2" (7.89 x 3.41)

Double glazed bay window with made to measure blinds. Original ceiling rose and coving. Radiator. Closed fireplace with surround and hearth. Double glazed door to rear garden.

Kitchen/Breakfast Room 18'7" x 8'10" (5.68 x 2.71)

Tiled wall. Wall, base and draw units. Dual aspect double glazed windows. Tiled splashback. Granite worktops. Five ring gas Range Master with overhead extractor. Integrated one and a half basin and drainer. Space for American fridge/freezer.

Utility Area

Double glazed windows and door to rear garden.

Separate WC

Low level flush WC. Double glazed frosted window. Boiler. Wash hand basin with mixer tap.

First Floor Landing

Sockets. Radiator. Loft access.

Bedroom One 14'6" x 13'4" (4.42 x 4.08)

Coving. Picture rail. Fireplace with surround and hearth. Fitted wardrobes with hanging rail and shelving. Double glazed bay window with made to measure blinds. Door to:

En-Suite

Fitted corner shower with a rainfall head and wall mounted controls. Wash hand basin inset to a vanity unit. Low level flush WC. Tiled walls and floor. Extractor fan.

Bedroom Two 10'9" x 9'2" (3.30 x 2.81)

Coving. Double glazed window. Radiator.

Bedroom Three 8'5" x 7'4" (2.58 x 2.24)

Coving. Double glazed window. Radiator.

Bathroom 9'10" x 5'8" (3.00 x 1.73)

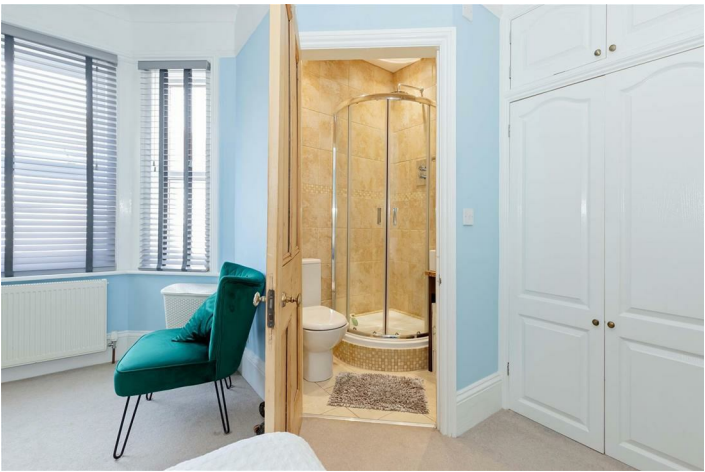
Tiled floor and walls. Large basin and vanity unit. Spotlights. Corner shower with wall mounted controls, rainfall head and separate attachment. Wall mounted heated towel rail. Double ended bath. Double glazed frosted window.

Separate WC

Tiled floor and walls. Double glazed frosted window. Low level flush WC.

Garden

Paved. Outdoor wall light. Outside tap. Bin storage. Double glazed door to rear access.





Total area: approx. 115.2 sq. metres (1240.4 sq. feet)

Energy Efficiency Rating	
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	
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	

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