



## Gratwicke Road, Worthing

Guide Price  
**£180,000**  
Leasehold - Share of

- First Floor Apartment
- Modern Kitchen
- Spacious Lounge/Diner
- Newly Renovated Bathroom
- Double Bedroom
- New Carpets
- EPC Rating - TBC
- Council Tax Band - A

We are delighted to offer to market this one bedroom, first floor apartment, ideally situated in this highly convenient central Worthing location close to town centre shops, schools, parks, the seafront, bus routes, and the mainline station. Accommodation comprises an entrance hallway, a modern kitchen, a spacious lounge/diner, a double bedroom and a renovated shower room. Other benefits include gas fired central heating and being recently refurbished with new carpets, kitchen and bathroom.

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## Accommodation

**Communal Entrance Hallway**  
to first floor with front door.

**Lounge/Diner 14'10" x 13'11" (4.53 x 4.26)**  
With telephone intercom and throughway to lounge area with zonal downlighting, radiator, two double glazed windows, telephone point, tv point, coving and refitted carpet.

**Kitchen 9'11" x 5'2" (3.03 x 1.59)**  
Attractive kitchen with high gloss base and wall units, wood effect roll top working surfaces, contemporary black sink with mixer tap, electric over, four ring gas hob and extractor fan, space for appliances and separate fridge/freezer, metro brick tiled splashback, double glazed windows, downlighters, coving, cupboard enclosed Worcester boiler.

**Double Bedroom 9'0" x 11'0" (2.76 x 3.37)**  
With loft hatch, two double glazed windows, radiator and coving.

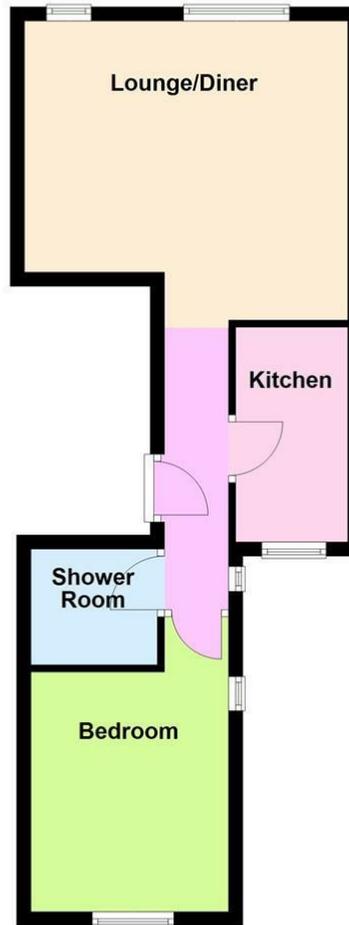
**Bathroom**  
Attractive shower room with large shower tray and screen with fitted shower rainfall head separate attachment, low flush WC, basin set in a vanity unit with mixer tap, attractive Carrara marble effect tiled walls, heated towel rail and downlighters.

**Tenure**  
Share Of Freehold with the remainder of a 999 year lease remaining.



## Floor Plan

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 40.5 sq. metres (436.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		73	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		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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