



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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9 School Yard

Grafton Place, Worthing, BN11 1AS

Guide price £300,000

Leasehold Council Tax Band C



Guide Price £300,000 - £325,000

James & James Estate Agents are delighted to bring to the market this beautiful upside down house forming part of a beautiful gothic style development in the heart of Worthing town centre.

In brief the accommodation comprises gate opening onto the courtyard, front door, video entry phone system, large entrance hall with airing cupboard, two ground floor double bedrooms both with vaulted ceilings, kitchen/diner with the kitchen boasting a range of modern fitted appliances including oven/hob, extractor fan, washing machine, dishwasher.

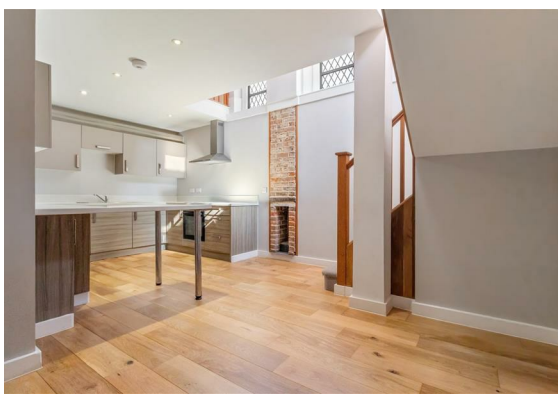
There is a luxury fitted ground floor bathroom and stairs leading to the first floor where you will find the feature lounge with roof line and gothic style arch windows and solid wood floors.

Externally there is a small courtyard garden area. In our opinion internal viewing is considered essential to appreciate the overall size, style and location of this trendy house.

Situated in the School Yard development the property is just a moments walk into Worthing town centre with it's comprehensive range of pedestrianised shopping facilities, bars and restaurants. The nearest mainline railway station is Worthing, and buses also serve the area.

Lease length - 125 years  
Service charge - £1000 pa  
Grade II listed

Gated Entrance





Entrance Hall  
10'4" narrowing to 3'2" x 19'5"  
(3.15m narrowing to 0.97m x 5.92m)

Kitchen/Diner  
16'1" narrowing to 9'10" x 19'5"  
(4.90m narrowing to 3.00m x 5.92m)



Bedroom One with vaulted ceiling  
12'7" x 11'0" (3.84m x 3.35m)

Bedroom Two with vaulted ceiling  
10'11" x 10'9" (3.33m x 3.28m)

Modern fitted family bathroom  
10'0" x 6'0" (3.05m x 1.83m)

Stairs to lounge

Lounge with gothic style windows  
19'4" x 16'4" (5.89m x 4.98m)

Courtyard garden area



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

