



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



7 School Yard

Grafton Place, Worthing, BN11 1AS

Guide price £395,000

Leasehold Council Tax Band D



James & James Estate Agents are delighted to present this stunning Gothic-style home, set within a gated town centre development. The property offers an excellent blend of character features and modern living, perfect for those seeking a unique home in a prime location.

Accommodation Overview:

Electric gates open to a private car park with an allocated parking space.

Small front garden and footpath leading to the front entrance.

Entrance hall featuring bespoke understairs storage and a spacious airing cupboard.

Two generously sized double bedrooms.

Luxury fitted ground floor shower room.

First Floor:

Impressive vaulted ceiling with a large Gothic-style window, flooding the open-plan living area with natural light.

Luxury fully fitted kitchen with integrated appliances including an oven, hob, dishwasher, fridge freezer, and washing machine.

Additional Features:

Electric heating throughout.

Double-glazed windows.

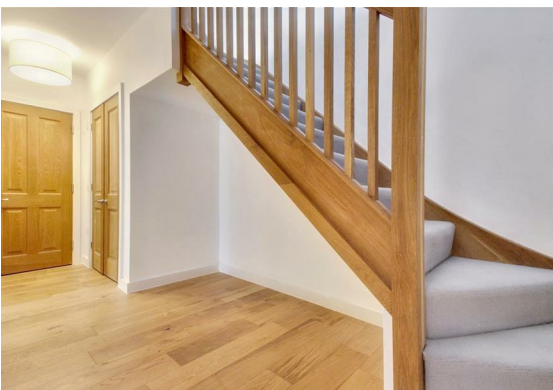
Internal viewing is highly recommended to fully appreciate the space and quality this maisonette offers.

Location:

Situated just off Portland Road, this property is ideally located in Worthing town centre, moments away from the recently renovated Portland Place, offering a variety of bars, restaurants, and cafés. Worthing mainline railway station is within walking distance, providing excellent transport links to major towns and cities.

This home represents an outstanding opportunity to own a distinctive property in a sought-after location.

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





Gated courtyard

Personal front door into entrance hall

24'10 x 4'1 (7.57m x 1.24m)

Under stairs storage recess and airing cupboard

Bedroom One

17'0 x 10'6 (5.18m x 3.20m)

Bedroom Two

17'1 x 8'6 (5.21m x 2.59m)

Luxury fitted shower room

7'4 x 6'8 (2.24m x 2.03m)

Stairs to first floor landing

Feature gothic style lounge

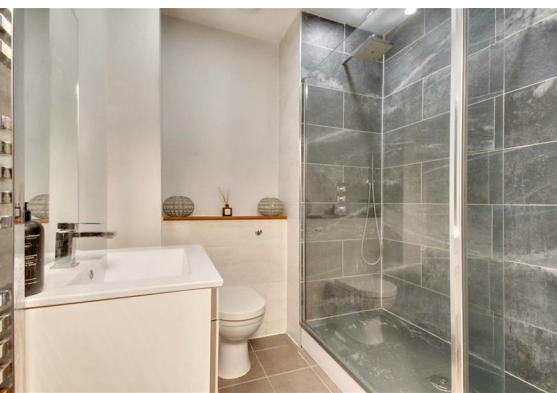
23'11 x 21'5 (7.29m x 6.53m)

Modern fitted kitchen

6'6 x 12'1 (1.98m x 3.68m)

Small courtyard garden

Allocated parking space



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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

