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37 Graham Road

, Worthing, BN11 1TL

Guide price £425,000

Freehold Council Tax Band C



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Located in the very heart of Worthing town centre, just a short stroll from the seafront, this attractive terraced home is offered for sale and is currently arranged as a House in Multiple Occupation (HMO), presenting an excellent investment opportunity.

The accommodation is well-proportioned throughout and briefly comprises a spacious entrance hall leading to a front reception room, currently arranged as bedroom one, and a separate dining room utilised as bedroom two. To the rear of the property, there is a sociable open-plan kitchen and dining space featuring a central island and direct access out to the courtyard garden, creating an ideal communal hub. A useful utility room is positioned just off the kitchen, adding further practicality.

To the first floor, there are three generous double bedrooms, with the principal room benefitting from a charming bay window. The accommodation is serviced by a bathroom with both bath and separate shower, alongside a separate WC.

Externally, the property offers a low-maintenance courtyard garden, perfect for tenants seeking outdoor space without the upkeep.

Graham Road is superbly positioned in central Worthing, moments from an array of shops, restaurants and amenities, and within easy reach of the beach. Worthing mainline railway station is also nearby, providing convenient links to Brighton, London and beyond, while regular bus routes serve the surrounding area.

Viewing is highly recommended to fully appreciate the space and investment potential on offer. Please contact the vendor's sole agents to arrange your private viewing.





Entrance vestibule  
5'9 x 4'0 (1.75m x 1.22m)

Entrance hall  
19'5 x 5'6 (5.92m x 1.68m)

Ground floor bedroom one/lounge  
14'7 x 12'2 (4.45m x 3.71m)

Ground floor bedroom two/dining  
room  
11'5 x 10'2 (3.48m x 3.10m)

Kitchen/diner  
21'5 x 10'3 (6.53m x 3.12m)

Utility room  
6'5 x 6'5 (1.96m x 1.96m)

Stairs to first floor landing

Bedroom one  
16'2 x 14'5 into bay (4.93m x  
4.39m into bay)

Bedroom two  
11'8 x 10'8 (3.56m x 3.25m)

Bedroom three  
10'3 x 10'2 (3.12m x 3.10m)

Courtyard garden

## 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

