



**JAMES & JAMES**  
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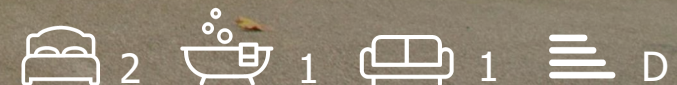


8 School Yard

Grafton Place, Worthing, BN11 1AS

Guide price £395,000

Leasehold Council Tax Band C



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 bathroom.

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

[Own Private Entrance](#)





Spacious Entrance Hall

Bedroom One  
16'7 x 10'10 (5.05m x 3.30m)

Bedroom Two  
17'8 x 8'7 (5.38m x 2.62m)

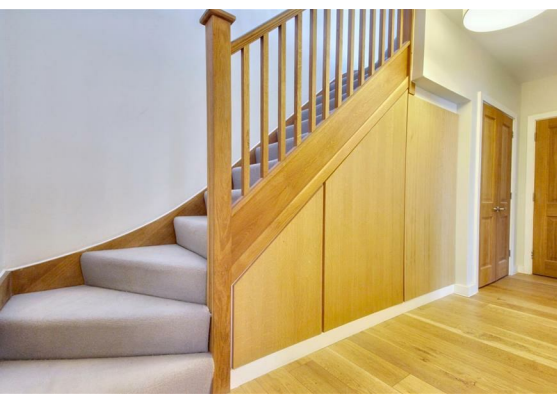
Luxury modern fitted bathroom  
7' 9x 7 (2.13m 2.74mx 2.13m)

Stairs to First Floor

Open Plan Kitchen Area  
11'5 x 7'4 (3.48m x 2.24m)

Lounge  
23'11 x 20'11 (max) (7.29m x 6.38m (max))

Allocated Parking Space



## Floor Plan

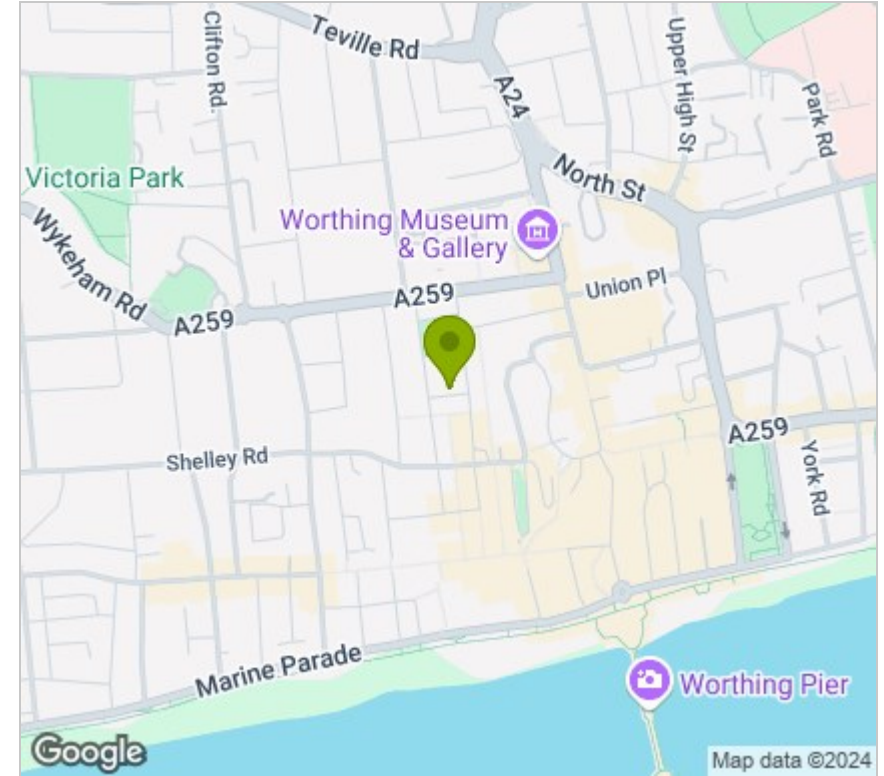


## Viewing

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

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## Area Map



## Energy Efficiency Graph

