



Price  
£500,000  
Freehold

## Gratwicke Road, Worthing

- Semi-Detached Period House
- Large Through Lounge Dining Room
- Kitchen & Utility Room
- Shower Room & Ground Floor W.C
- Original Features
- Five / Six Double Bedrooms
- Conservatory
- EPC Rating - F
- Courtyard Garden
- Town Centre & Beach Nearby

Robert Luff & Co are delighted to offer to market this spacious semi detached family home ideally situated in this highly convenient central Worthing location close to town centre shops, the seafront, local parks, schools, bus routes and the mainline station. Accommodation offers entrance hall, bay fronted living room opening into dining room, kitchen, ground floor bedroom, conservatory, utility room and downstairs W.C. Upstairs is a split level landing with a shower room and separate W.C leading up to the second floor with four double bedrooms and a fifth bedroom in the loft. Other benefits include a courtyard garden and a wealth of original features.

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## Accommodation

Part glazed door into:

### Entrance Hall

Tiled floor, radiator, stairs leading up, understairs storage cupboard, feature original coving and cornicing, door into:

### Living Room 14'1" into bay x 12'0" (4.3 into bay x 3.68)

Original sash bay window to front, radiator, TV point, telephone point, stripped wood flooring, picture rail, original coving, archway opening into:

### Dining Room 15'7" into bay x 12'8" (4.77 into bay x 3.87)

Original sash bay window to front, stripped wood flooring, radiator, feature fireplace with brick surround, picture rail, original coving.

### Ground Floor Bedroom Five / Third Reception Room 13'10" max x 9'11" max (4.22 max x 3.03 max)

Double glazed window and door to rear opening to conservatory, tiled floor, radiator, built in cupboards, walk-in cupboard housing boiler and offering storage space.

### Kitchen 10'5" max x 8'2" max (3.2 max x 2.51 max)

Sash window to side aspect, frosted window to rear aspect, one and a half bowl sink unit with mixer tap and drainer inset to roll top work surfaces, matching range of wall and base units, space for cooker, dishwasher and fridge freezer, part tiled walls, picture rail, textured ceiling.

### Rear Lean-To / Utility

Part glazed door to rear garden, tiled floor, space and plumbing for washing machine, tumble dryer and freezer, door into:

### Ground Floor W.C

Two frosted windows to rear and side aspect, low level flush W.C, wall mounted wash hand basin with tiled splash back.

### Conservatory

Double glazed windows and patio doors opening out onto the garden, tiled floor, wall mounted lighting.

### First Floor Landing

Original feature sash stained glass window to rear, stained wood floors, split level with stairs leading up to bedroom five.

### Separate W.C

Sash window to rear, W.C, pedestal wash hand basin, part tiled walls.

### Shower Room

Tiled floor, walk-in shower enclosure, fully tiled walls, heated towel rail.

### Bedroom One 15'4" x 13'2" (4.68 x 4.03 )

Original sash bay window to front, built in original cupboard with shelving and hanging space, space for wardrobes, picture rail.

### Bedroom Two

Unable to gain access.

### Bedroom Three 13'7" x 10'0" (4.16 x 3.05)

Sash window to rear, radiator, space for wardrobes, feature fireplace, built in original cupboard with shelving and hanging space.

### Bedroom Four 13'8" x 8'2" (4.17 x 2.51 )

Double glazed frosted window to rear, feature fireplace, pedestal wash hand basin with mixer tap and splash back, radiator, picture rail, coved and textured ceiling.

### Bedroom Five 23'7" into dormer x 16'6" into dormer (7.19 into dormer x 5.05 into dormer)

Double glazed window to side aspect, double glazed window to rear aspect, stripped floor boards, radiator, plenty of eaves storage space, downlighters, textured ceiling.

### Rear Courtyard

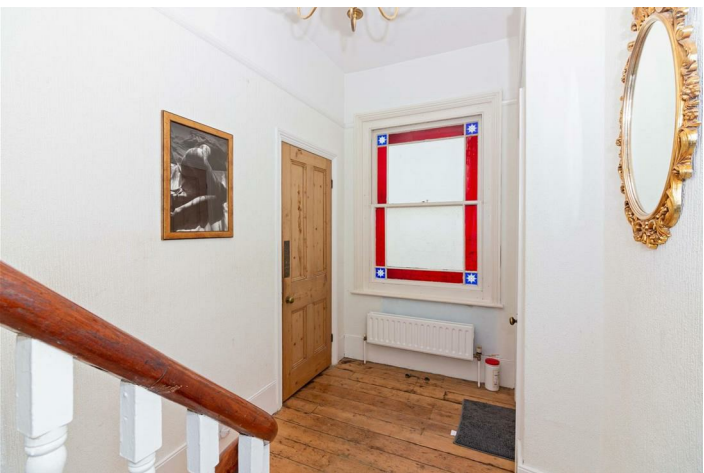
West facing with a wrap around patio, outside tap, built in storage cupboard / shed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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