



Offers Over
£220,000
Leasehold

Gratwicke Road, Worthing

- Three Bedroom Maisonette
- Lounge / Dining Room
- Modern Shower Room
- NO FORWARD CHAIN
- Sought After Central Worthing Location
- Kitchen / Breakfast Room
- Long Lease

Robert Luff & Co are delighted to offer to market this spacious maisonette ideally situated in this popular central Worthing location close to town centre shops, local restaurants, parks, schools, bus routes and the mainline station. Accommodation offers private entrance with stairs up to hallway, lounge / dining room, kitchen / breakfast room, modern shower room and three double bedrooms over two floors. Other benefits include a long lease and no forward chain.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Communal Entrance

Door into communal hallway, stairs up to first floor landing. Front door into:

Hallway

Radiator.

Lounge 14'5" x 11'5" (4.4 x 3.5)

Double glazed sash style window to front, radiator.

Bedroom Three 12'2" x 9'4" (3.71 x 2.87)

Double glazed sash style window, radiator.

Shower Room

Low level flush W.C, wash hand basin with mixer tap and vanity unit below, corner shower cubicle with rainfall head and separate attachment, frosted double glazed window, tiled walls.

Kitchen 9'8" x 8'11" (2.96 x 2.72)

A range of wall and base units, sink unit with mixer tap and drainer inset to work surfaces, space for gas cooker and fridge freezer, radiator, space for table and chairs, wall mounted Worcester boiler, dual aspect window, tiled splash back.

Stairs leading to:

First Floor Landing

Double glazed sash window, loft hatch, storage cupboard.

Bedroom One 15'2" x 11'10" (4.63 x 3.61)

Double glazed sash window, radiator.

Bedroom Two 12'3" x 9'2" (3.75 x 2.8)

Radiator, double glazed sash window.

Tenure

We have been advised that the property is leasehold with 120 years remaining on the lease.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk

Floorplan



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.