



Gratwicke Road | Worthing | BN11 4BH
Offers Over £200,000



Jacobs Steel are pleased to present for sale this distinctive ground floor courtyard garden apartment, set within an attractive and thoughtfully extended period conversion. Enhanced by a rear side extension, the property offers spacious and well-appointed accommodation, featuring two bedrooms, a generous open-plan living area, a modern fitted kitchen, and a contemporary bathroom, a private courtyard garden and is offered with no onward chain.



Key Features

- Extended Ground Floor Courtyard Garden Apartment
- Two Bedrooms
- Large Open Plan Living Room
- Modern Fitted Kitchen
- Contemporary Fitted Bathroom
- Private Courtyard Garden
- Town Centre Location
- Close To Amenities, Mainline Train Station & Seafront
- No Ongoing Chain
- Viewing Considered Essential



2 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

A spacious entrance hallway welcomes you into the home, offering access to all principal rooms, a large storage cupboard, and the private courtyard garden. Positioned at the rear of the property, a substantial side extension has created an impressive open-plan living area measuring 19'2" x 11'6". This bright and airy space is beautifully illuminated by a large central skylight, complemented by an additional window overlooking the courtyard. The modern kitchen features sleek, handleless gloss grey units paired with laminate worktops, and includes space and provisions for white goods. The property offers two generously sized bedrooms, with the principal bedroom measuring 12'6" x 11'11" and showcasing a charming bay window that adds character and natural light. A contemporary bathroom, conveniently located between the bedrooms and living area, is fitted with a full white suite comprising a bath with overhead shower, WC, and hand basin.

EXTERNAL

A small, enclosed private courtyard can be directly accessed from the apartment, offering a peaceful outdoor space perfect for relaxation or entertaining and serves as an extension of the living space, providing a retreat right outside your door.

LOCATION

Situated In the heart of Worthing town centre, this charming period property enjoys an enviable location, perfectly positioned to make the most of everything the town has to offer. A wide range of shops, restaurants, pubs, cinemas, theatres, and leisure facilities are all within easy reach. The seafront is just 250 metres away, while Worthing mainline station lies less than 900 metres from the property. Convenient bus services also operate close by, adding to the home's excellent connectivity.

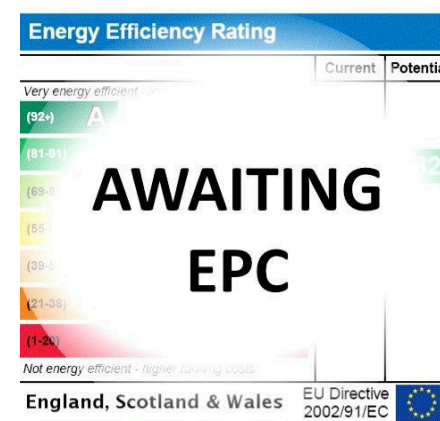
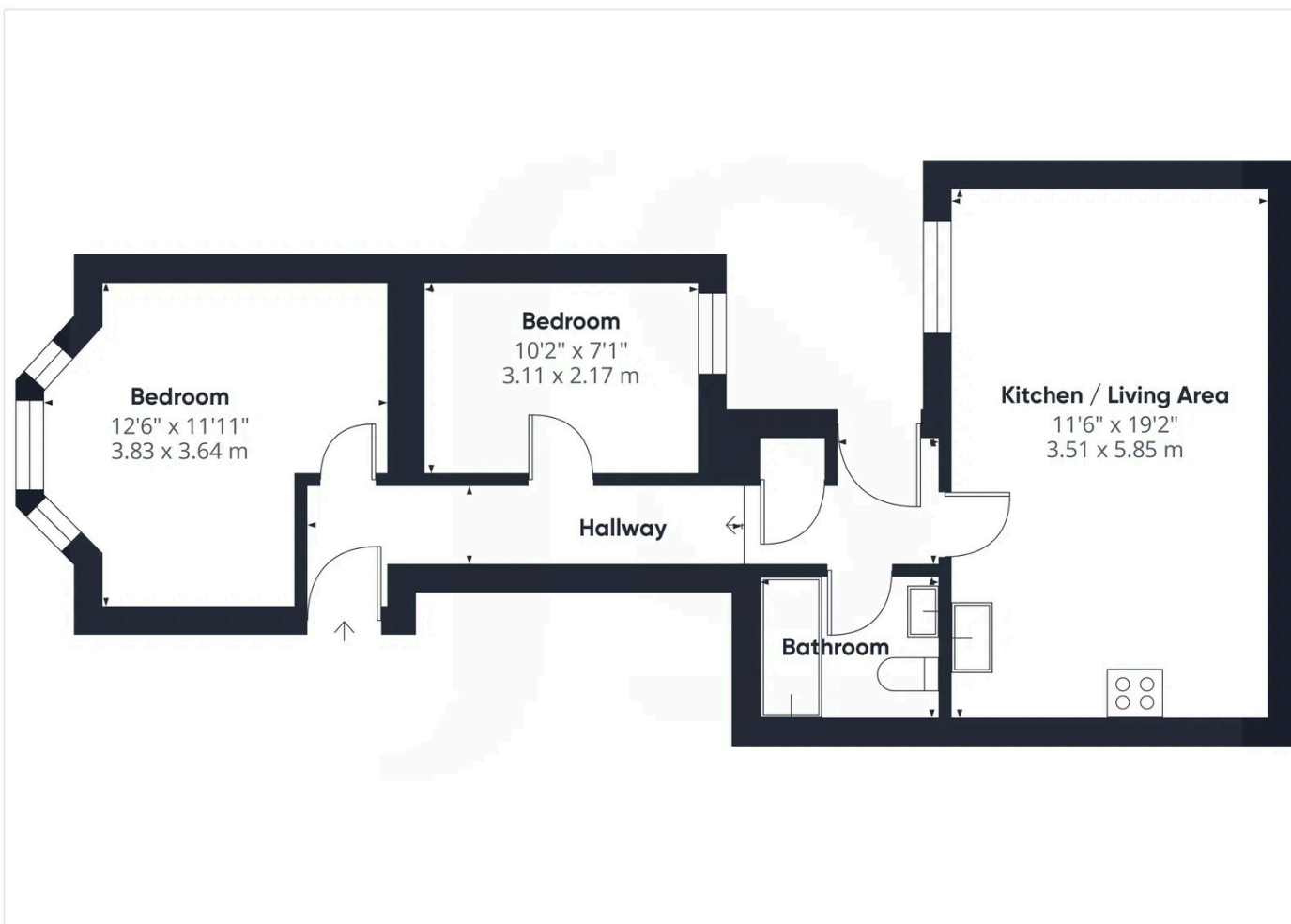
Tenure: Share Of Freehold

Maintenance: As & When Maintenance

Ground Rent: N/A

Council Tax Band B





Property Details:

Floor area *as quoted by floorplan:

Tenure: Share of Freehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.