



GRAFTON ROAD, WEST SUSSEX, BN11
£450,000 FREEHOLD

Winkworth



GRAFTON ROAD, WEST SUSSEX, BN11

VIEWINGS STARTING SATURDAY THE 18th OF SEPTEMBER. Winkworth is delighted to offer this fantastic semi-detached character home in Worthing conveniently positioned for the vibrant town centre, beach, station and schooling. Beautifully presented with a period facade and crisp contemporary interiors that feel bright and airy it's a feel-good home by the sea.

Internally our floor plan provides the layout and room dimensions. Of note are the numerous features that make this house a home from a warming wood burner in the reception to a quirky nook used as a study.

Accommodation is over two light-filled floors. On the ground, you have a spacious dining/family room with an open plan staircase that leads through to the front reception. Under the stairs, there is storage and a former cloakroom that is now a handy utility cupboard. To the rear is a fabulous kitchen with high gloss cabinetry, composite stone work tops and a modern geometric tiled floor.

On the first floor, there is a good-sized landing with space to work on the laptop in front of a deep window with street views. The three bedrooms are all of a good size with the two singles at the front and a double with rear garden views. The substantial bathroom is luxuriously appointed with a modern white suite comprising of a contemporary freestanding bath, wc, basin and walk-in shower.

Externally the property is set back behind tall established hedging and a gate affording a good level of seclusion. To the rear is a delightful west facing garden accessed from the kitchen and dining room. It's a private wall enclosed space with artificial grass making it a practical all-year-round space. Architectural planting to the borders adds colour and privacy and for such a centrally located property it's a real oasis.

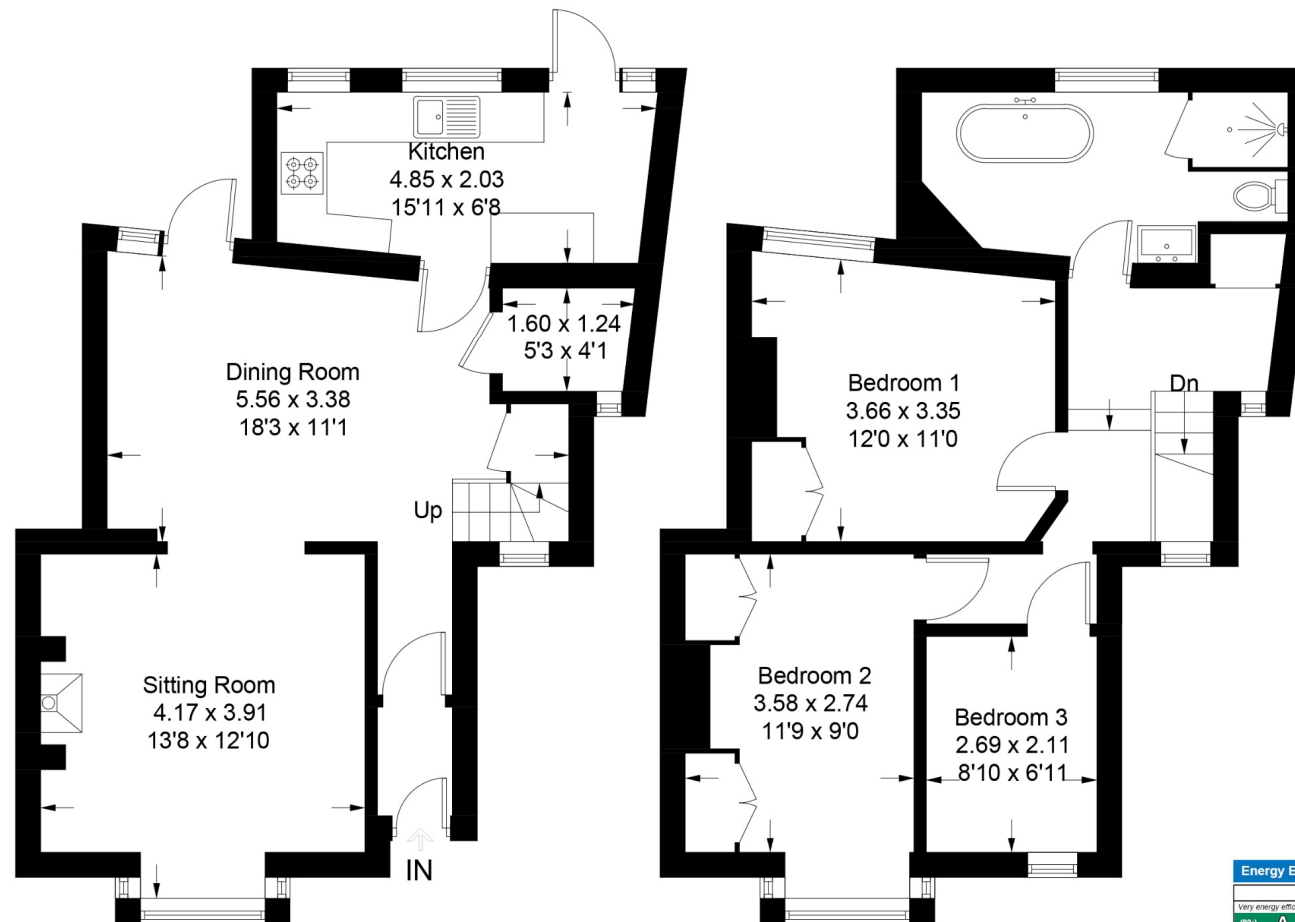
Grafton Road is a one-way street being under half a mile from Worthing mainline station with links to London and Brighton. The town amenities are a short walk away to include banks, doctors, a library, bars, restaurants, cinemas, theatre and of course the beach.





53a Grafton Road, BN11 1QY

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft

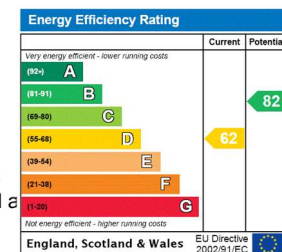


Ground Floor

First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.



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