



GRAHAM ROAD, WEST SUSSEX, BN11
£650,000 FREEHOLD



GRAHAM ROAD, WEST SUSSEX, BN11

A handsome period home within the heart of town filled with character over three floors requiring an element of work. Those looking to place their own stamp on the interiors of their next home will relish the opportunity.

Offering good sized accommodation, the house benefits from tall ceilings to the ground floor and an abundance of period details. Laid out with two receptions to the ground floor from a central hallway the rear leads out to a wooden extension (non-standard construction) currently being used as a kitchen and then through to a wooden store. To the first floor is a lovely front bedroom and a substantial rear with a roll top bath and dressing area. A separate cloakroom with w.c and a further bathroom. The top floor has a further double bedroom with Velux windows and an exposed chimney breast. There is a useful loft space with direct access with borrowed light and power.

Externally the property is approached through gates affording privacy into its garden. The borders are planted, and pretty path leads to the entrance vestibule. Wooden store offers somewhere for the garden paraphernalia, there was previously a garage on this area which subject to planning could be re-instated.

****The rear extension currently is used as the kitchen. The space is of non-standard construction so interested parties if requiring mortgage finance will need to check their lenders requirements****



**Three Bedroom Period Home | Requires Some Finishing
Off Street Parking | Garden | Centrally Located
Period Details | Rolltop Baths | Sash Windows
Useful Loft Room | Chain Free**



4 Graham Road, BN11 1TL

Approximate Gross Internal Area = 181.4 sq m / 1952 sq ft
(Including Loft Room)

Store = 8.6 sq m / 92 sq ft

Total = 190.0 sq m / 2044 sq ft



Ground Floor

First Floor

Second Floor

= Reduced headroom below 1.5m / 5'0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.

Worthing | 01903 216219 | worthing@winkworth.co.uk

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