



West Worthing

19 Grasmere Court, Wordsworth Road, Worthing, West Sussex, BN11 3JE

Guide Price £150,000 Leasehold

Michael
Jones
& Company

- Luxury One Bedroom Retirement Apartment
- Close to Town Centre
- Secure Underground Car Parking
- Modern Kitchen
- Modern Shower Room
- On Site House Manager
- Communal Facilities

Location

The property is located just off the seafront to the West of Worthing Town Centre and is within walking distance is a range of convenience stores, independent restaurants and bakeries and beauty salons and a petrol station. A comprehensive range of national department stores, coffee shops and eateries can be found in the Town Centre approx. 1/4 of a mile away. You will also be able to enjoy a piece of Worthing's history by walking along the pier or visiting the iconic Dome Cinema. The recently redeveloped Splashpoint leisure complex is also available which offers a gym, swimming pool and fitness classes. If you are looking to head out of Worthing, a train will take you from Worthing to London Victoria in less than an hour and a half. The 700 'Coastliner' bus passes along marine parade and offers destinations through the south coast. By car, the A27 and A24 are all easily accessible and offer access to all surrounding areas and beyond.

Communal front door with lift or stairs:

Second Floor Landing

Lift access to secure underground parking.

Hallway

Electric radiator, entryphone system, storage cupboard, door to:

Living Room

21'6" x 11'2" (6.55m x 3.4m) Double glazed window, two electric radiators, electric fireplace.

Kitchen

10'7" x 6'4" (3.23m x 1.93m) Fitted kitchen with range of base and wall units, sink drainer unit, space for washing machine, integrated dishwasher, space for fridge/freezer, integrated oven, integrated electric hob, extractor fan, double glazed window.

Bedroom

10'4" x 9'8" (3.15m x 2.95m) Built in wardrobes, double glazed window, electric radiator, carpeted flooring.

Bathroom

7' x 6'3" (2.13m x 1.9m) Shower unit, low level WC, sink with vanity unit and additional storage cupboards.

Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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

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