

6 Gratwicke Road, Worthing BN11 4BH

FREEHOLD FOR SALE £360,000



2 Bed Maisonette &  
Ground Floor Shop

vacant possession

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estate agents and chartered surveyors

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## LOCATION

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester.

The property is situated in a secondary commercial parade comprising multiple shop occupiers, together with offices. It is located close to Worthing Town centre, with access via Montague Street, which runs adjacent. the seafront is also within reasonable access.

## DESCRIPTION

An opportunity to purchase a good freehold investment with the benefit of vacant possession of both shop, and maisonette. The shop comprises of retail space with a separate kitchen and WC, as well as the use of a rear courtyard.

## PRICE

Asking price of £360,000, offers invited.

## TENURE

Freehold including vacant possession

## LEGAL FEES

Each side are responsible for their own legal costs

## EPC RATING

Shop: C

Flat: D

*Copies of the EPC's and Recommendation Reports are available upon request.*



## VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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## ACCOMODATION

### GROUND FLOOR SHOP

Net Internal Area Approx: 421 sq ft

Kitchen Area Approx: 60 sq ft

Separate W.C

Courtyard

### MAISONETTE

Entrance Hall

Bathroom - Separate WC

Kitchen

Lounge

Stairs leading to:

2 Bedrooms



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