



Gratwicke Road, Worthing, BN11 4BH POA No Price Freehold

DESCRIPTION

We are delighted to offer this excellent opportunity to purchase the Freehold interest of this attractive and substantial building considered suitable for a variety of commercial uses, subject to obtaining any necessary consent.

The Grade II Listed property, which was built in the 1800's, comprises a former church with accommodation extending to a gross internal area of approximately 5,326 sq ft. Externally, the property benefits from mature lawned grounds to two sides and hard standing providing off road car parking.

LOCATION

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester. Worthing has a resident urban population of approximately 100,000 people and a population of around 500,000 within a 13 mile catchment area.

The property occupies a prominent corner position fronting Gratwicke, Shelley and Eriswell Roads. Worthing's main shopping precinct, seafront and promenade with their mix of high street and independent restaurants, cafes, bars and hotels are within walking distance, whilst Worthing Mainline Railway Station is within one mile.

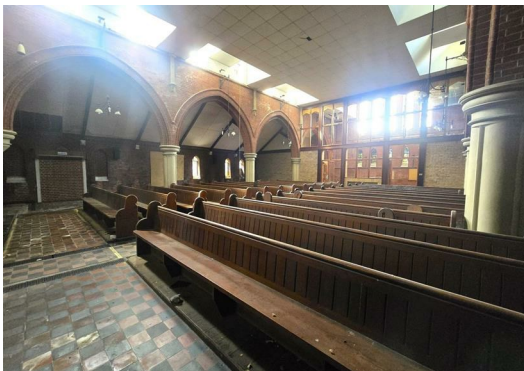
PRICE

Offers are invited for the freehold interest.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
 References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.
 Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent