



Westcourt Road | Broadwater | Worthing | BN14 7DP
Guide Price **£475,000**



We are delighted to offer for sale this deceptively spacious and charming semi-detached period house situated on this quiet and popular residential road close to shops, amenities and mainline train station. This beautiful home boasts three double bedrooms, two reception rooms, large open plan kitchen/diner, off road parking and offers a wealth of characterful features throughout.



Key Features

- Semi-Detached Period House
- Three Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Diner
- Wealth Of Characterful Features
- Fitted Kitchen
- Off Road Parking
- West Facing Living Room
- Beautiful Private Rear Garden
- Close To Shops, Amenities & Mainline Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The front door opens into a convenient storm porch, perfect place to hang coats and kick off shoes on a rainy day before entering. The bay fronted living room is positioned at the front of the property and measures a generous 11'11" x 16'3" and facing west transforms this into a light and airy room all year round, with the option of a cosy snug in winter. The dining room is located adjacent to the living room and has access out onto the garden via a double glazed door. To the rear of the property is the kitchen/breakfast room which measures a substantial 21'4" x 11'0", by facing both east and south makes this the perfect room to host guests and to entertain whilst cooking, with plenty of space for a large family sized dining table. The kitchen has been fitted with an array of modern wall and floor mounted units, topped with high quality oak style worktops to create a smart contemporary finish. To the first floor are three double bedrooms, with the bay fronted main bedroom located at the front of the house and offering plenty of space for a large double bed alongside various other bedroom furniture items. Both second and third bedrooms can also fit a double bed. The bathroom has been fitted with a three piece suite including a bath with overhead shower, toilet and hand wash basin. There is a separate w/c parallel to the bathroom.

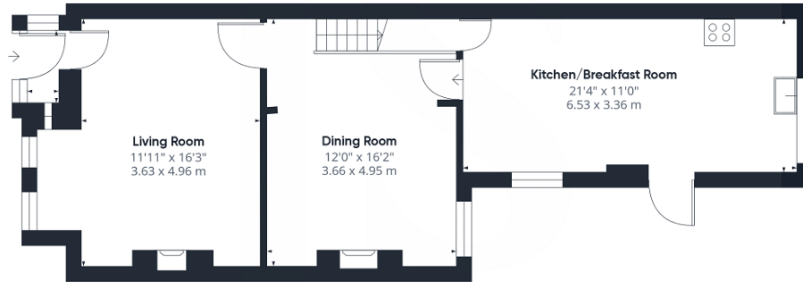
EXTERNAL

The front garden has been block paved to allow for off road parking. The east facing rear garden has also been predominantly paved to create a low maintenance lifestyle but with space for a set of outdoor table and chairs and multiple plant pots. The timber built shed provides storage for gardening tools during winter or garden furniture.

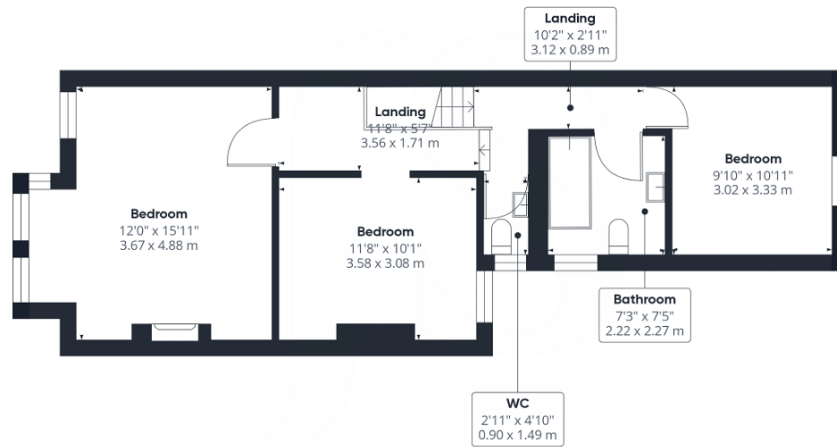
LOCATION

Located in the popular Broadwater area and conveniently located within easy reach of local shops on nearby South Farm Road and Broadwater's main shopping parade. The area is popular with families as it falls within sought after school catchment areas, including Broadwater CofE Primary. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than 1.1km away. The nearest station is Worthing mainline less than 300 metres away, with other transport links running nearby.

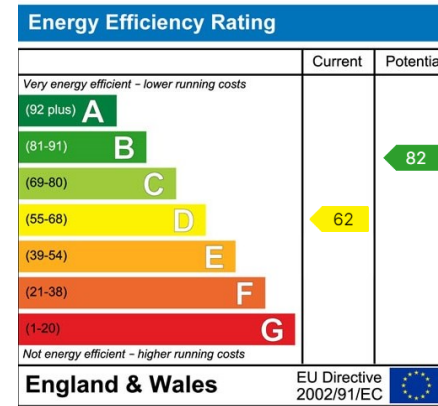




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: 1324 Sqft

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.