



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



9 Southcourt Road

Worthing, West Sussex, BN14 7DF

Offers Over £325,000

- Redecorated Family Home
- Three Bedrooms
- Kitchen
- Two Newly Carpeted Reception Rooms
- White Family Bathroom/WC
- Gas Central Heating
- Close to Worthing railway station
- No Chain
- Courtyard Garden

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
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Situated on Southcourt Road and set back behind a small front wall, this chain free home is perfectly positioned for commuters.

The front door opens into the entrance hall which has a single glazed windows to let in a flow of natural light. The bay fronted living room, with it's newly fitted carpet, is spacious and has a fireplace which provides a lovely focal point. The adjacent dining room, which has also been recarpeted, has a double glazed window looking out onto the private rear courtyard garden. Completing the ground floor accommodation is the compact kitchen, which has space for all the essential appliances and provides access to the courtyard garden via a double glazed door. To the first floor there are three bedrooms and a family bathroom/WC, all of which have recently been repainted.

The property benefits from gas central heating and is mostly double glazed. Outside, a small courtyard rear gardens provides a low maintenance space for you to enjoy.

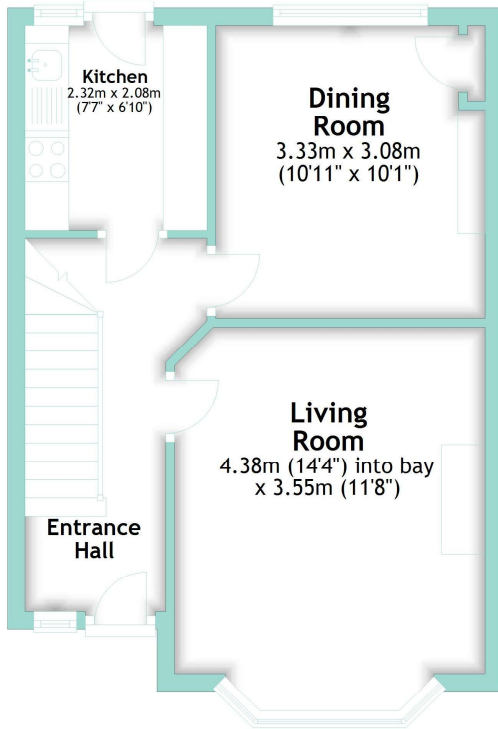
The house is ideally positioned for all that Worthing has to offer, the town centre with its wide range of high street and independent cafes, shops, bars and restaurants is within easy reach with plenty of supermarkets to choose from including Waitrose and Marks & Spencer. Stretching out along the coast for approximately 5 miles, the shingle beaches of Worthing with their promenades and palm trees are ideal for cyclists or those who just enjoy a stroll in the sunshine, and locally caught fish is often available to buy and take home.

The coast road takes you directly to Portslade, Hove and Brighton in one direction and onto nearby Ferring with its ever popular Sea Lanes beachfront cafe in the other. The A259 and A27 provide convenient routes across Sussex from Portsmouth to Eastbourne.



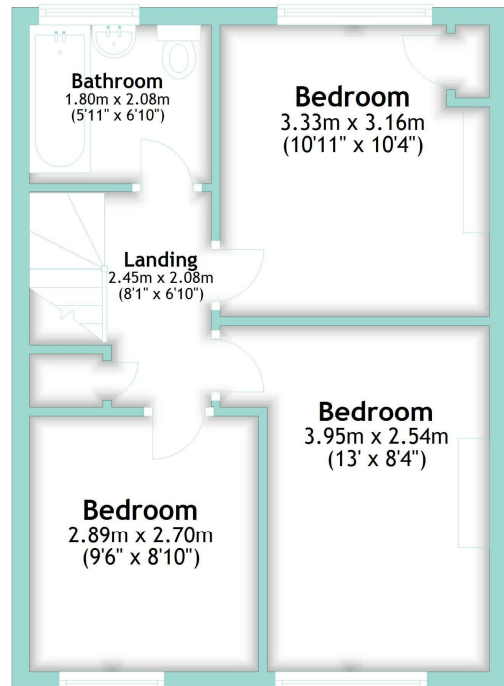
Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 77.2 sq. metres (830.7 sq. feet)

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

Council Tax: Adur & Worthing Band C

Tenure: Freehold

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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