



7 Southcourt Road, Worthing, BN14 7DF
Guide Price £450,000

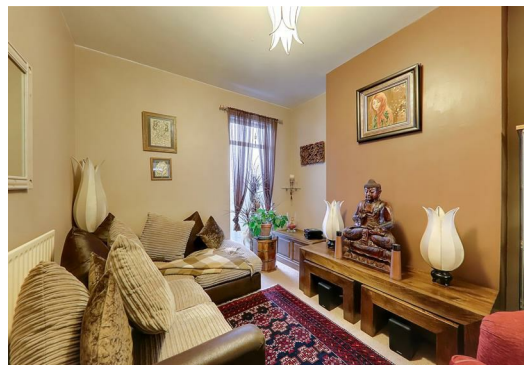
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A period three bedroom end of terraced house located within the catchment area of Broadwater, close to local shops, schools and Central Worthing mainline station. The property is presented to a high standard throughout by the current owners, carefully combining modern trends with a wealth of character and charm. The accommodation consists of a entrance vestibule, reception hall, lounge, dining room/snug, open plan kitchen/dining room, first floor landing, three bedrooms, bathroom, separate w.c, two loft areas, front and rear gardens.

The property also has the added benefit of no On-Going chain - call now to arrange your viewing!

- Period End Terraced House
- Three Double Bedrooms
- Broadwater Catchment
- Close To Mainline Station
- Open Plan Kitchen/Dining Room
- Double Glazed Windows
- Gas Central Heating
- Viewing Recommended
- No-Onward Chain





Entrance Vestibule

Accessed via a solid wood front door with glazed panel over. Tiled flooring. Levelled and cornice ceiling. Inner door to the reception hall.

Reception Hall

Radiator. Dado rail. Textured and cornice ceiling. Staircase to first floor landing with understairs storage cupboards.

Lounge

4.39m into bay x 3.61m (14'5 into bay x 11'10)

South aspect via a double glazed bay window with fitted blinds. Feature cast iron fireplace with tiled inset, marble surround and mantle over. Radiator. Textured and cornice ceiling with ceiling rose. Opening to dining room.

Dining Room / Snug

3.76m x 2.97m (12'4 x 9'9)

North aspect obscure glass double glazed window. Radiator. Levelled ceiling.

Open Plan Kitchen/Dining Room

7.04m x 3.07m (23'1 x 10'1)

Fitted suite comprising of a one and a quarter bowl single drainer sink unit with mixer taps and having storage cupboard and integrated slimline dishwasher below. Areas of roll top work surfaces offering additional cupboards, drawers and wine racks under. Matching shelved wall units. Four ring halogen hob with extractor hood over. Fitted oven and grill. Cupboards offering space to house washing machine and tumble dryer. Understairs recess with space for upright fridge/freezer.

Part tiled walls. Tile effect laminate flooring. Cupboard housing the homes wall mounted central heating boiler. Radiator. Space for dining table and chairs. Levelled ceiling. A North and two East facing double glazed windows. Double glazed door to the rear garden.

First Floor Landing

Split level landing. Dado rail. Levelled ceiling with access to two loft areas. Doors to all first floor rooms.

Bedroom One

4.75m x 3.71m (15'7 x 12'2)

South aspect via a double glazed bay window and additional side window all with fitted wooden shutters. Fitted window seat and storage. Fitted double wardrobe with storage cupboard over. Radiator in decorative casing. Cornice ceiling.

Bedroom Two

3.71m x 2.97m (12'2 x 9'9)

North aspect double glazed window. Radiator with display shelf over. Textured ceiling.

Bedroom Three

3.61m x 3.07m (11'10 x 10'1)

North aspect double glazed window. Radiator with display shelf over. Textured ceiling.

Bathroom

2.13m x 2.03m (7'0 x 6'8)

Fitted suite comprising of a shaped panelled bath with mixer taps and having shower head and shower screen over. Pedestal wash hand basin

with mixer taps and tiled splashback. Chrome radiator/towel rail. Levelled ceiling. Obscure glass double glazed window.

Separate W.C

1.27m x 0.91m (4'2 x 3'0)

Push button w.c. Tiled walls. Textured ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden

Decorative front garden laid to shingle. Tiled pathway to the homes front door.

Rear Garden

Walled and well presented rear garden with the first area of garden being paved to the rear of the home. The majority is then laid to lawn flower and shingle borders. Raised wood decked patio/seating area. Garden storage shed. Brick built storage cupboard adjoining the home (originally a w.c).

Council Tax

Council Tax Band C





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	87
(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
		

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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