



34 Westcourt Road, Worthing, BN14 7DJ  
£1,750 Per Calendar Month

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We are delighted to offer this spacious and well-presented three-bedroom end of terrace property, ideally situated just a stone's throw away from Worthing mainline train station. To the front, the property benefits from a private driveway providing off-street parking for two vehicles. The home features stylish black-framed double-glazed windows. Upon entering, you are greeted by a generous entrance hall leading into a bright and airy reception room, complete with a charming feature fireplace and a large bay window. The rear of the property opens up to a contemporary open-plan kitchen and dining area. The kitchen is fully equipped with a gas hob, electric oven, integrated fridge/freezer, integrated washing machine, and a freestanding dishwasher. Upstairs, the first floor comprises two well-proportioned double bedrooms—one of which includes a built-in cupboard, with an additional wardrobe to remain—as well as a good-sized single bedroom. The family bathroom is a white suite and features an overhead electric shower. The low-maintenance rear garden is fully paved and benefits from convenient side access. Availability: End of June/Early July. Council Tax Band: C. EPC Rating: D. GCH.

- Well presented throughout
- Stone's throw away from Worthing Station
- Two double bedrooms and one single
- Modern kitchen with all appliances
- Drive way for two cars
- Side access





### Lounge

3.8 x 3.7 (12'5" x 12'1")

### Open-plan Kitchen Area

2.4 x 2.3 (7'10" x 7'6")

### Open-plan Dining Area

3.6 x 3.2 (11'9" x 10'5")

### Bedroom 1

3.9 x 3.4 (12'9" x 11'1")

### Bedroom 2

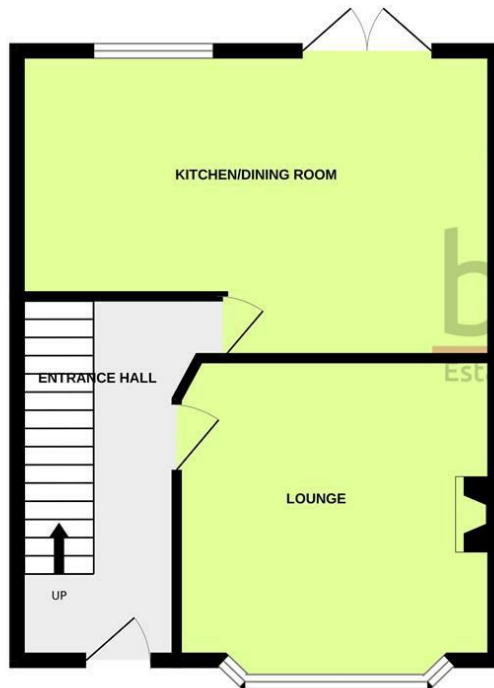
3.4 x 3.3 (11'1" x 10'9")

### Bedroom 3

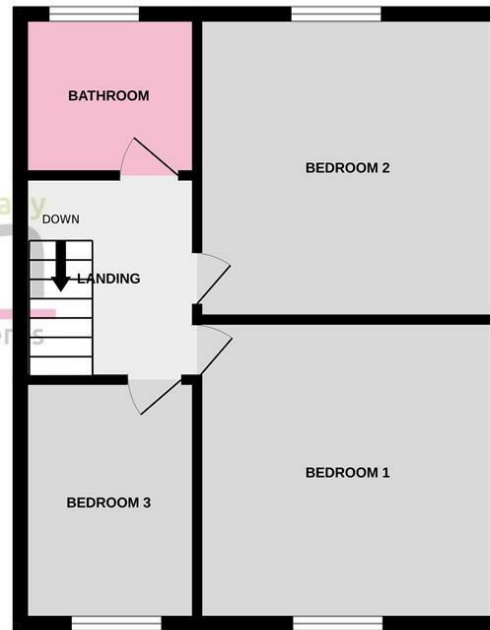
2.8 x 2.1 (9'2" x 6'10")



GROUND FLOOR




1ST FLOOR



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 mis-statement. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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