



24 Northcourt Road, Worthing, BN14 7DR
Guide Price £625,000

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A beautiful Victorian terraced house close to Worthing's mainline railway station and offering much charm and character throughout including original fireplaces and stripped wood floorboards. The current owners have lovingly restored this residence to it's full potential having reconditioned sash windows, original fireplaces remain along with ceiling roses and decorative cornice. Additional benefits include the property having gas central heating, five double bedrooms on three floors, large fitted kitchen/dining room, two further reception rooms, large family bathroom and second floor shower room. Externally there is a good size enclosed rear garden and in our opinion internal viewing is recommended to appreciate the overall size and condition of this home.

- Five bedroom Victorian House
- Original fireplaces and Features
- Kitchen /Diner
- Two further Reception Rooms
- Two Bathrooms/WC
- Private Rear Garden
- Between Town and Broadwater
- Viewing Highly Recommended



Entrance

Part glazed front door to:

Entrance Vestible

Original tiled flooring, step up to:

Entrance Hall

Wood flooring, staircase to first floor, radiator, meter cupboard.

Lounge

4.45m x 3.76m (14'7 x 12'4)

Continued wood flooring with feature open fireplace and surround, TV cabinet attached, sash window to front, coved ceiling, radiator.

Kitchen/Diner

7.16m x 3.35m (23'6 x 11'0)

Parquet style wood flooring, secondary double glazed window to side and patio doors to and overlooking the rear garden, space used for table and chairs.

The kitchen section comprises wood worktop surfaces with cupboards under incorporating a inset one and a half bowl sink unit, integrated appliances include washing machine, dishwasher, fridge freezer, and cooker with extractor over, additional cupboard housing another fridge freezer, radiator, range of matching wall cupboards, coved ceiling with inset lighting. Step up to:

Snug/ Second Living room

3.84m x 3.20m (12'7 x 10'6)

Continued wood flooring, open attractive fireplace and surround, coved ceiling, secondary glazed window.

First Floor Split Landing

Staircase to second floor, radiator.

Master Bedroom

5.05m x 3.91m (16'7 x 12'10)

Two sash windows to front, feature fireplace and surround, two double wardrobes either side.

Bedroom 2

3.89m x 3.15m (12'9 x 10'4)

Wood panelled flooring, fireplace, sash window.

Bedroom 3

3.35m x 3.35m (11'0 x 11'0)

Wood flooring, fireplace, sash window.

Family Bathroom/WC

Double sided stand alone bath with mixer taps and shower, step in fully tiled shower cubicle with power shower, wash hand basin with cupboards under, heated towel rail, tiled flooring, part tiled walls.

Split Level Landing

Access to:

Bedroom 4

14'5 x 14'3

Wood flooring, sloping ceilings with two sky light windows, eaves cupboard, radiator.

Bedroom 5

4.19m plus recc x 2.67m (13'9 plus recc x 8'9)

Radiator, open recess into attic area used for storage, two windows, radiator.

Shower Room/WC

Step in fully tiled shower cubicle with power shower, wall mounted wash hand basin, low level flush WC, double glazed window, heated towel rail.

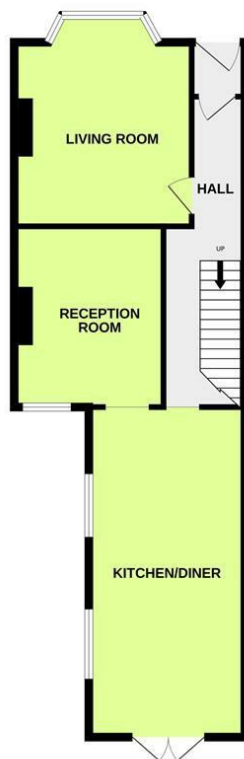
Rear Garden

The rear garden is artificial grass secluded by walling with raised area at the rear.

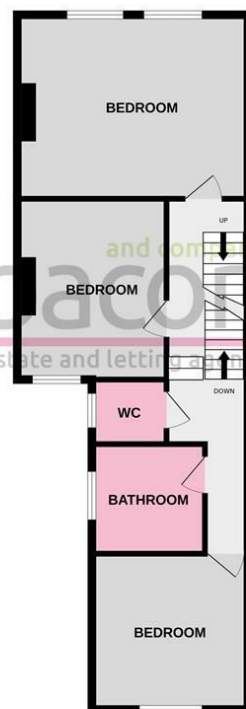
Front Garden

Paved area with access to entrance.

GROUND FLOOR



1ST FLOOR



2ND 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) 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	

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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