



Offers In Excess Of  
£650,000  
Freehold

## Westcourt Road, Worthing

- Mid-Terrace Family Home
  - Studio in Rear Garden
  - Four Double Bedrooms
  - Off Road Parking
  - Two Shower Rooms
  - EPC Rating - TBC
  - Modern Fitted Kitchen
  - Council Tax Band - C
  - Original Features
  - Freehold
- Throughout

Robert Luff & Co are delighted to offer to the market this beautifully presented four bedroom mid-terrace family home situated in the heart of Worthing close to town centre shops, restaurants, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, living room, dining room, breakfast room and kitchen. The first floor has three double bedrooms, shower room and a separate WC. The second floor has a double bedroom and a shower room. Other benefits include a wealth of original features including fireplaces, a low maintenance rear garden with a large studio/home office plus off road parking.

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## Accommodation

### Front Door

Porch with space for hanging coats. Door into:

### Entrance Hall

Radiator. Original features. Picture rail. Real wood flooring. Under stair storage.

### Living Room 15'0" into bay x 12'0" (4.59 into bay x 3.66)

Radiator. TV point. Telephone point. Open feature fireplace. Picture rail. Sash bay window to front with shutters.

### Dining Room 12'0" x 9'11" (3.68 x 3.03)

Radiator. Feature fireplace. Real wood flooring. Picture rail. Sash window to rear.

### Breakfast Room 12'0" x 10'5" (3.68 x 3.20)

Radiator. Under stair storage cupboard. Original fitted dresser and fireplace surround. Log burner available upon further negotiation. Karndean flooring. Sash window to side. Opening into:

### Kitchen

Schuller kitchen with a range of fitted base and wall units. Corian work surface incorporating sink with mixer tap. Glass splashback. Integrated Neff electric oven and grill. Integrated five ring Neff gas hob with extractor fan over. Integrated fridge/freezer. Integrated Neff dishwasher. Space and plumbing for washing machine. Karndean flooring. Double glazed french doors to rear garden.

### First Floor Landing

Split level. Red wood flooring. Stairs up to second floor.

### Bedroom One 15'0" into bay x 15'9" (4.58 into bay x 4.810)

Real wood flooring. Radiator. Feature fireplace. Fitted wardrobes. Picture rail. Sash bay window to front.

### Bedroom Two 12'2" x 9'11" (3.71 x 3.03 )

Real wood flooring. Radiator. Feature fireplace. Sash window to rear.

### Bedroom Three 11'0" x 10'5" (3.36 x 3.19)

Real wood flooring. Radiator. Feature fireplace. Sash window to rear.

### Shower Room

Large walk-in shower. Wash hand basin set in vanity unit. Part tiled walls. Heated towel rail. Extractor fan. Airing cupboard housing water tank. Sash window to side.

### Separate WC

Dual button flush WC. Frosted window to side.

### Second Floor Landing

Double glazed frosted window to side. Skylight.

### Bedroom Four 14'6" x 13'4" (4.44 x 4.07)

Eave storage. Radiator. TV point. Double glazed Velux window to front and rear.

### Shower Room

Corner shower cubicle. Wash hand basin set in vanity unit. Dual button flush WC. Part tiled walls. Heated towel rail. Eaves storage housing central heating boiler. Extractor fan. Frosted double glazed Velux window.

### Rear Garden

West facing. Wall and fence panel enclosed. Mainly laid to patio and decking. Outside power. External lighting. Outside tap. Gated rear access.

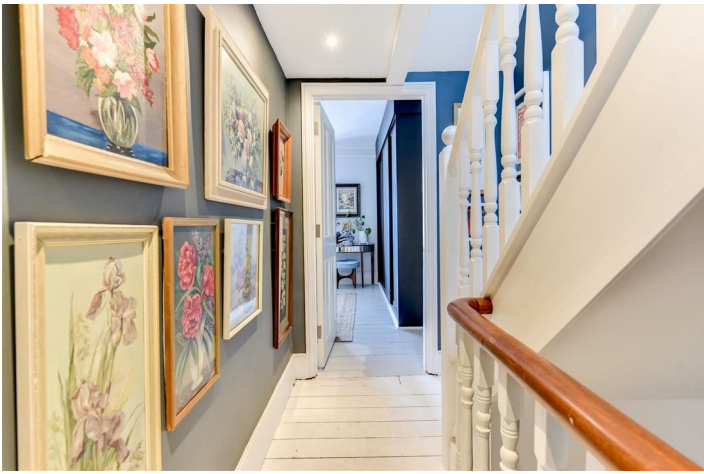
### Studio/Home Office

Power and light. Fitted storage cupboards.

### Driveway

Block paved. Parking for multiple vehicles.





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# Floorplan



Approximate gross internal floor area 171.2 sq m/ 1842.8 sq ft

| 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 |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.