



Offers In Excess Of  
£325,000  
Freehold

## Westcourt Road, Worthing

- Semi-Detached Family Home
- Three Good-Sized Bedrooms
- Town Centre Location
- Spacious Utility Room
- Off-Road Parking
- Council Tax Band - C
- Southerly Aspect Rear Garden
- EPC Rating - D

We are delighted to offer to the market this three-bedroom period family home, ideally situated in this popular area of Worthing with local shops, schools, parks, bus routes, and the mainline station nearby. Accommodation offers an entrance hallway, a modern kitchen, a dining room, a living room with a feature fireplace, three good-sized bedrooms, a family bathroom, and a separate WC. Other benefits include a low-maintenance south aspect rear garden and off-road parking for multiple vehicles.

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**Robert  
Luff & Co**  
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## Accommodation

Part glazed front door to:

### Entrance Hallway

Radiator. Wall mounted boiler controls. Understairs storage cupboard. Picture rail. Door through to:

### Living Room 13'11" x 10'7" (4.26 x 3.25)

Double glazed window. radiator. Wooden fire surround. Picture rail.

### Dining Room 11'10" x 9'9" (3.62 x 2.98)

Radiator. Picture rail. Double glazed window and door to kitchen.

### Utility Area 8'6" x 7'6" (2.60 x 2.30)

Space and plumbing for washing machine and fridge/freezer. Wall mounted Vaillant boiler. Wood panel ceiling. Radiator. Down lights.

### Kitchen 13'4" x 6'6" (4.08 x 2.00)

Range of base and wall units. Roll top work tops incorporating a one and a half bowl sink with mixer tap. Fitted electric oven. Extractor fan. Double glazed windows and door to rear garden.

### First Floor Landing

Stairs leading up. Double glazed window. Loft hatch. Door to:

### Bedroom One 13'10" x 10'5" (4.24 x 3.18)

Cast iron fireplace. Radiator. Picture rail. Double glazed window.

### Bedroom Two 11'11" x 10'4" (3.65 x 3.17)

Cast iron fireplace. Radiator. Picture rail. Double glazed window. Fitted cupboard.

### Bedroom Three 10'7" x 6'10" (3.25 x 2.10)

Radiator. Double glazed window.

### Bathroom 6'10" x 5'11" (2.10 x 1.81)

Panel enclosed bath with mixer tap. Over bath shower with rainfall head and separate attachment. Basin set in a vanity unit. Heated towel rail. Frosted double glazed window. Tiled splashback walls.

### Separate WC

Low level flush WC. Radiator. Frosted double glazed window.

### Rear Garden

Southerly aspect. Fence and wall enclosed. Decking area. Gate to side access.

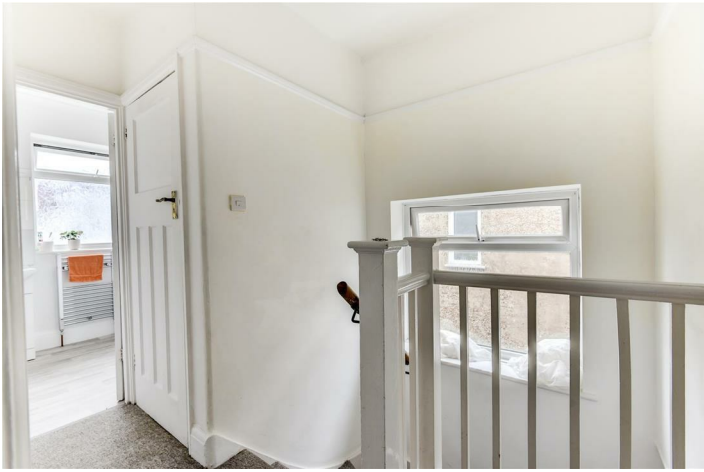
### Front Garden

Off-road parking for multiple cars.

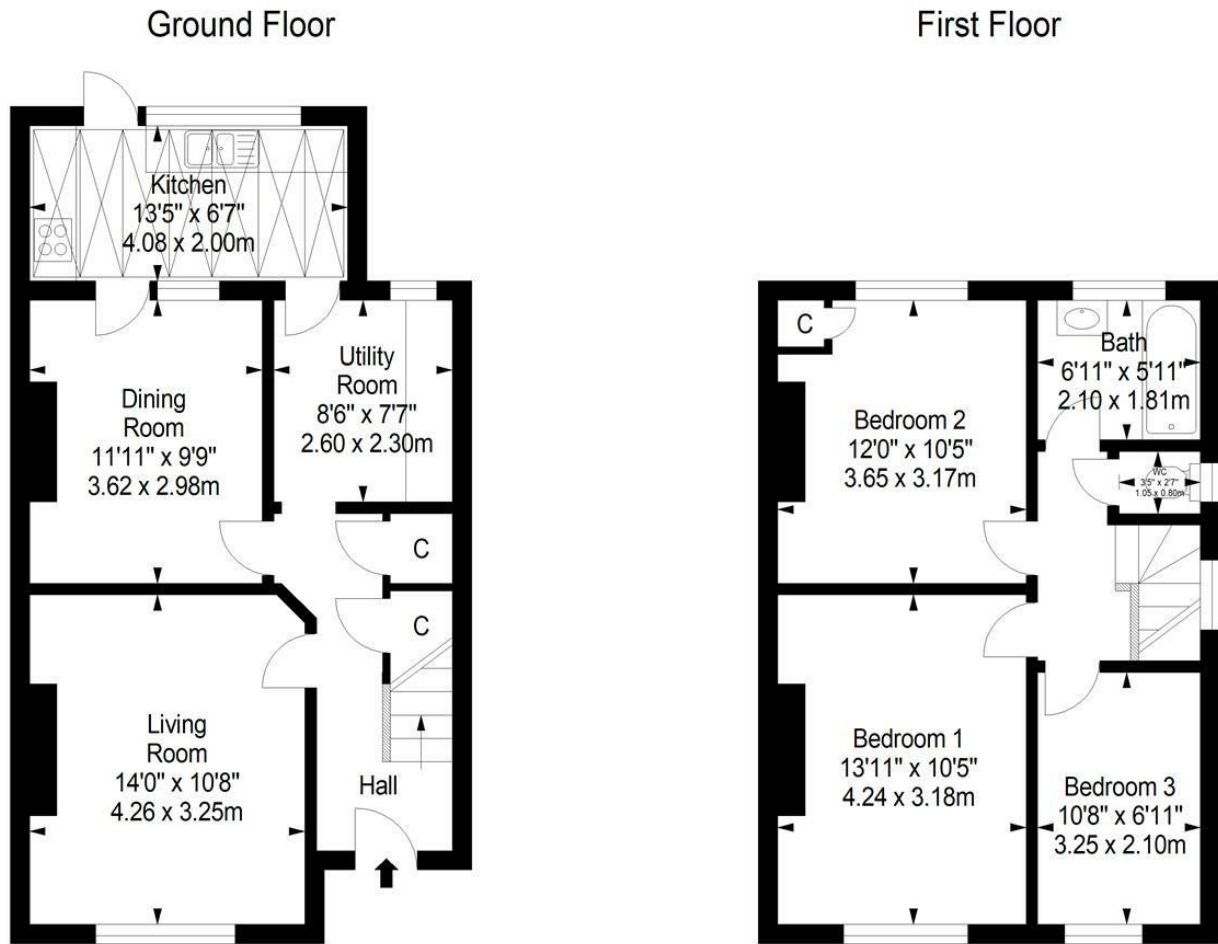
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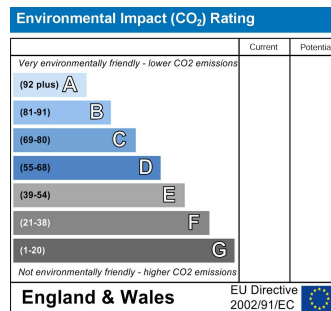
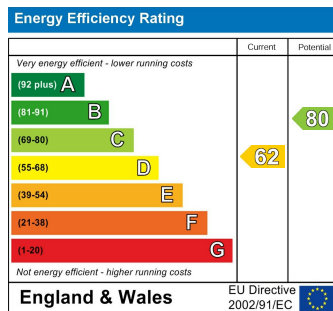


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Approximate gross internal floor area 95.2 sq m/ 1024.8 sq ft

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