



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.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



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

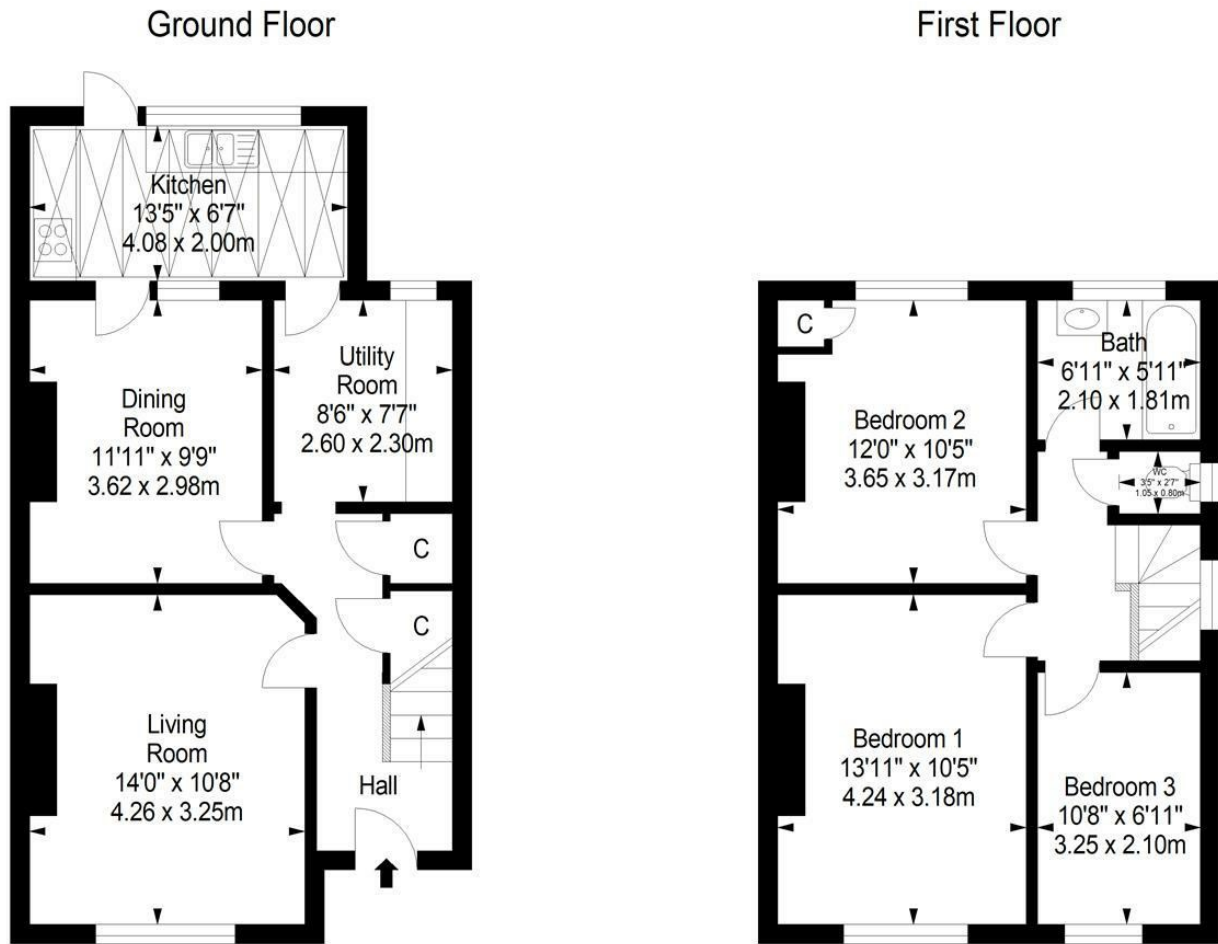
Southerly aspect. Fence and wall enclosed. Decking area. Gate to side access.

Front Garden

Off-road parking for multiple cars.

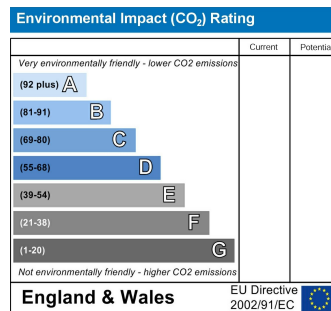
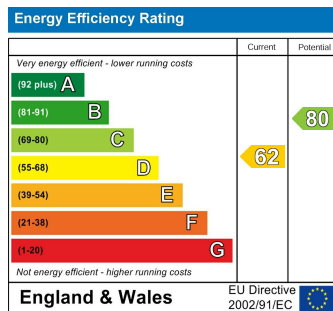


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



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

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.



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.