



Asking Price
£500,000
Leasehold

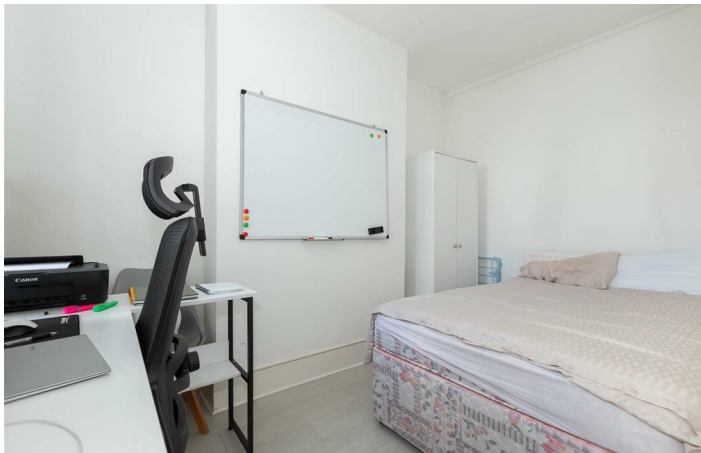
Eastcourt Road, Worthing

- Victorian Terraced Home
- Set Up As two Separate Apartments
- Ground Floor Two Bedroom Flat • First Floor Three Bedroom Flat
- Spacious Lounge/Diner
- Ideal Multi Family Living
- West Facing Rear Garden
- Council Tax Band - C
- Close to Town Centre Shops & Seafront
- EPC Rating - E

We are delighted to offer to the market this rarely available opportunity to buy a joint family home, with the whole building being currently converted into a two-bedroom ground-floor apartment and a three-bedroom first- and second-floor maisonette. The property is ideally situated in this favoured central location just yards from the mainline station, with local schools, parks, bus routes, the mainline station, town centre shops, restaurants, and the beach all nearby. The accommodation offers a ground-floor self-contained two-bedroom apartment with open-plan living and a private west facing garden; and a first- and second-floor three-bedroom maisonette. Other benefits include double glazing and gas-fired central heating.

**Robert
Luff & Co**
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Accommodation

Ground Floor Flat

Communal Entrance

Stairs leading up to first floor. UPVC front door to:

Kitchen/Lounge/Diner 20'7" x 10'11" (6.29 x 3.33)

Dual aspect double glazed window and door. Laminate flooring. Spotlights. Integrated split oven. Basin and drainer. Tiled splashback. Wall, abse and drawer units. Space for fridge/freezer. Integrated dishwasher. Cupboard with shelving and washing machine.

Bedroom One 13'9" to bay x 11'10" (4.21 to bay x 3.61)

Double glazed bay window. Radiator. Laminate flooring.

Bedroom Two 12'0" x 10'1" (3.66 x 3.09)

Double glazed window. Radiator. Laminate flooring.

Bathroom

Double glazed frosted window. Low level flush WC set in a vanity unit with basin. Tiled walls. Bath with wall mounted shower and controls. Wall mounted heated towel rail. Spotlights.

Private Courtyard Rear Garden

Westerly aspect courtyard garden with gate to rear and outside tap.

First Floor Flat

Wood laminate flooring throughout. Loft hatch. Attractively split level. Stairs leading to first floor. door leading into:

Open-Plan Living Area 15'7" x 14'7" (4.76 x 4.47)

Double glazed bay window to front and further double glazed window to front. Single sink unit inset into a marble roll top work surface with mixer tap and drainer. Matching range of high gloss white fronted wall and base units. Built in oven and four ring gas hob with a stainless steel extractor above. Space and plumbing for fridge/freezer and washing machine. Tiled splashback. Space for table and chairs. Laminate flooring throughout. Radiator. TV point. Skimmed ceiling.

Bedroom Two 12'3" x 10'7" (3.75 x 3.23)

Double glazed window to rear. Laminate wood flooring throughout. Radiator. TV point. Space for wardrobes. Skimmed ceiling.

Bedroom Three 11'7" x 10'11" (3.54 x 3.34)

Double glazed window to rear aspect. Radiator. TV point. Space for wardrobes. Skimmed ceiling.

Second Floor Landing

Stairs leading up. Door to:

Bedroom One 15'5" x 13'10" (4.71 x 4.24)

Stairs leading up. Double glazed velux windows to front and rear aspect. Radiator. TV point. Wood laminate flooring. Skimmed ceiling with spotlights.

Bathroom

Double glazed frosted window to side aspect. Panel enclosed bath with chrome mixer tap and shower attachment over. Low level flush WC. Wash hand basin set into a vanity unit with matching chrome mixer tap and tiled splashback. Wall mounted chrome heated towel rail. Skimmed ceiling with extractor and spotlights.

Tenure

Leasehold with 125 years on the lease upon completion.

Annual Ground Rent - Peppercorn

Annual Service Charge - Split with ground floor flat. 45% Ground floor and 55% top floor.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

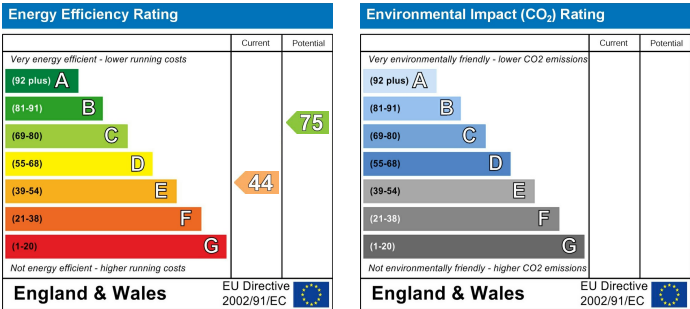
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Total area: approx. 145.1 sq. metres (1561.5 sq. feet)



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