

Freehold - Offers In Excess Of £575,000



5



2



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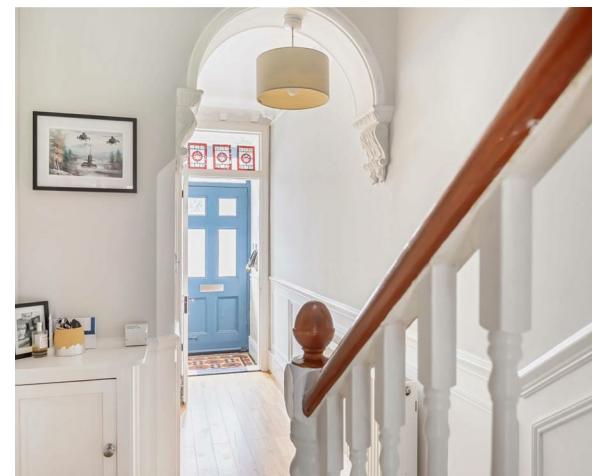
D



Description

We are delighted to offer to the market this beautifully presented five double bedroom Victorian 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 vestibule, entrance hall, lounge, sitting room, kitchen/diner. The first floor has three double bedrooms, bathroom and a separate WC. The second floor has two further double bedrooms and a shower room. Other benefits include a wealth of original features including fireplaces and a low maintenance rear garden.



Key Features

- Five Double Bedrooms
- Kitchen/Diner
- Two Bathrooms/WC
- Close Proximity to Worthing Station
- Council Tax Band C
- Victorian Mid Terraced Family Home
- Lounge & Sitting Room
- Original Features
- Accommodation Spread Over Three Floors
- EPC Rating - D



Entrance Vestible

Part glazed period front door to entrance way with attractive period tiling, part tiled walls with dado rail and decorative coving. Part glazed door to:

Entrance Hall

Part panelled walls and dado rail, wood effect flooring, radiator, cupboard housing electric meters, under stairs shoe cupboards, boiler controls, stairs to first floor.

Lounge

4.42m x 3.78m (14'6" x 12'4")
Stunning marble fire surround with cast iron insert and gas fire point. Decorative coving, radiator, stripped wood floorboards, large bay window with a southerly aspect and fitted shutters. TV plinth and cupboard, and recess shelving unit.

Sitting Room

3.82m x 3.10m (12'6" x 10'2")
Dado rail, decorative coving, ceiling rose, radiator, stripped wood flooring, period style cast iron fire surround, secondary glazed sash window with view of side return and garden.

Kitchen/Diner

7.19m x 3.29m (23'7" x 10'9")
Contemporary style kitchen with wall and base units, natural wood work surfaces incorporating a

black one and a half bowl sink with mixer tap. Integrated dishwasher and washing machine. Range style cooker with five ring gas hob and extractor fan over. Space for fridge/freezer, double glazed window, coving, downlighters, double glazed anthracite double opening French doors to garden with a built in cat flap. Attractive herringbone laid floor and pantry cupboard with shelving. Dining area with secondary glazed sash window, radiator, understairs storage cupboard housing gas meter.

First Floor Landing

Dado rail, radiator and bathroom underfloor heating control.

Bedroom One

4.56m x 3.81m (14'11" x 12'5")

Two double glazed sash cord windows to front with southerly aspect, attractive stripped wood flooring, radiator, feature cast iron fire surround with period tile inserts. Fitted handmade wardrobes with hanging shelves and storage over.

Bedroom Two

3.85m x 3.13m (12'7" x 10'3")
Stripped wood flooring, radiator, sash cord window with view over rear garden and cast iron fire surround.

Bedroom Three
3.26m x 3.39m (10'8" x 11'1")

Cast iron fire surround, radiator, stripped wood flooring, sash cord window with view of rear garden.

Bathroom

An attractive re-modelled period style bathroom with a free standing claw foot bath, mixer tap and shower attachment. Basin set in a vanity unit with period mixer taps. An attractive shower cubicle with black surround and fitted period style shower with a rainfall head. Attractive metro brick tiled walls, heated period towel rail, underfloor heating, frosted sash window and downlighters.

Separate WC

Concealed cistern low level flush WC, basin with mixer tap, frosted window and tiled floor.

Second Floor Landing

Split level landing, skylight window, door to bedroom four and further stairs leading to bedroom five.

Bedroom Four

4.21m x 2.64m (13'9" x 8'7")
Double glazed windows with easterly and northerly views, radiator, limed oak effect wood flooring, downlighters,

radiator, useful storage space with two metres of depth and cupboard housing a Viessmann boiler.

Bedroom Five

4.68m x 4.44 (15'4" x 14'6")

Limed oak effect wood flooring, two south facing Velux windows with blinds, access to eaves storage, radiator and further storage cupboard.

Shower Room

Walk in shower with glass screen, fitted rainfall head shower, downlighters, low level flush WC, basin with mixer tap, vanity unit with mirror, double glazed window with distant downland views, heated towel rail and a shaver point.

Rear Garden

Attractive rear garden with low maintenance astroturf, flower borders and raised decking, mature trees and shrubs, paved side return with outside tap.

Front Garden

Attractive paved front garden area with southerly aspect.



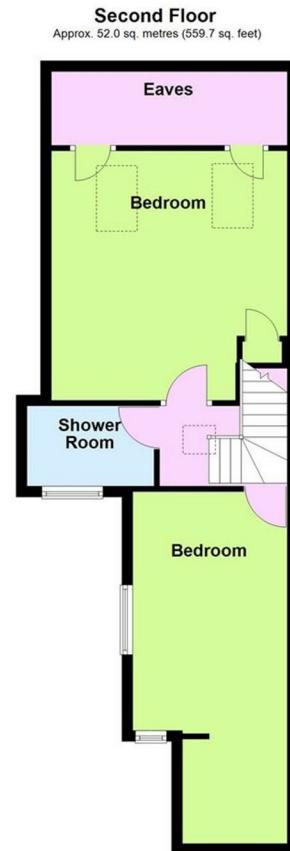


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Floor Plan Northcourt Road



Total area: approx. 174.0 sq. metres (1872.5 sq. feet)



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	
78	61		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
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