

FOR
SALE



ALEXANDER
PHILIPS

51 Westcourt Road, Worthing BN14 7DJ

£650,000 (Freehold)

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Alexander Philips and Welch are excited to be able to offer for sale a substantial four-bedroom mid-terrace property built in 1897 set across three floors with a loft conversion, off-road parking, garage and rear garden.

- Stunning Period Property
- Four Bedrooms
- Shower room/WC
- Loft Room
- Garage



This is a well-maintained, rarely available south-east facing Victorian villa with a charming front garden and secure walled rear garden. The ground floor comprises an open hall with storage, two living rooms, or sitting room and additional bedroom, and a spacious breakfast room with large storage cupboard and a 4-oven gas-fired Aga. The breakfast room leads into a fitted kitchen with a large single door offering views to the mature rear garden, with a side return for bin and hose storage, a brick patio area used for seating, a separate area for a table and chairs, and a large summer house.

There is also a log store, coal bunker, access to the garage and a secure gate to the well-maintained pathway which runs at the back of the terrace.

There are four bedrooms, with three on the first floor, along with a large shower room and separate WC. The loft bedroom has Velux windows with blinds, a fire escape window, and is accessed via a spiral staircase. There is ample storage space in the eaves cupboards as well as space for a cupboard on the loft landing, and there is a built-in wardrobe and hidden shelving.

Externally, the garage boasts power and lighting, with shelving, worktop, and space under for extra appliances, and has an off-road parking space accessed via a shared driveway in Centrecourt Road. There is also residents' parking for 2 cars. This must be seen! Ring 01903 228938 to book a viewing!

Entrance Hall

Sitting Room 13ft 9in x 12ft 2in (4.2m x 3.7m)

Reception Room/Snug 12ft 6in x 9ft 2in (3.8m x 2.8m)

Breakfast Room and Kitchen 21ft x 10ft 6in (6.4m x 3.2m)

Bedroom One 17ft 1in x 15ft 9in (5.2m x 4.8m)

Bedroom Two 12ft 6in x 9ft 10in (3.8m x 3m)

Bedroom Three 10ft 6in x 9ft 6in (3.2m x 2.9m)

Loft Room 15ft 9in x 11ft 10in (4.8m x 3.6m)

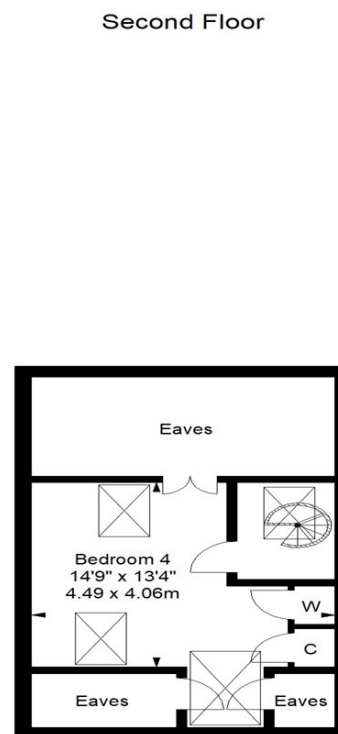
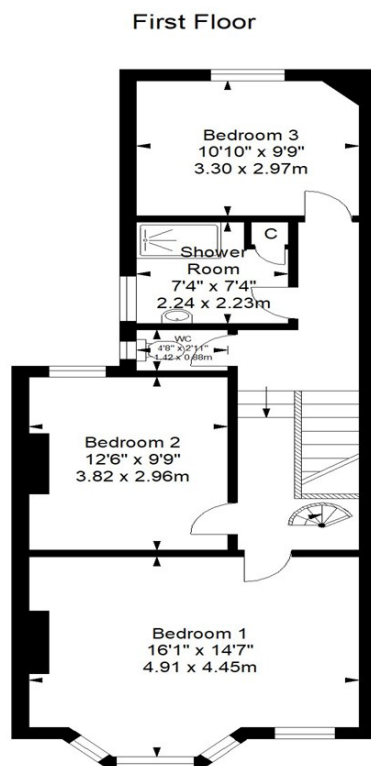
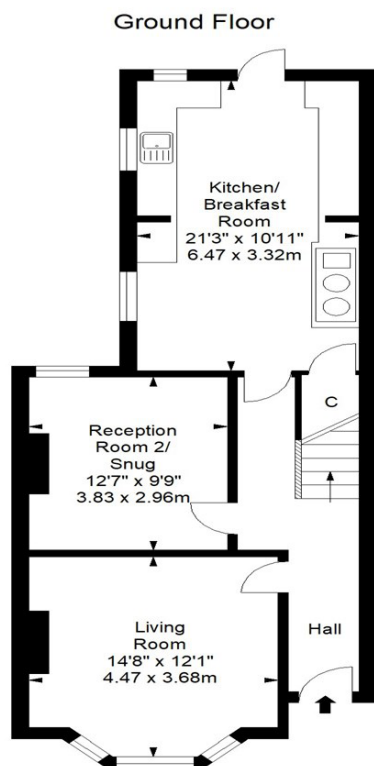
Family Shower Room 15ft 9in x 11ft 10in (4.8m x 3.6m)

Rear Garden 55ft x 17ft approx (16.8m x 5.8m)

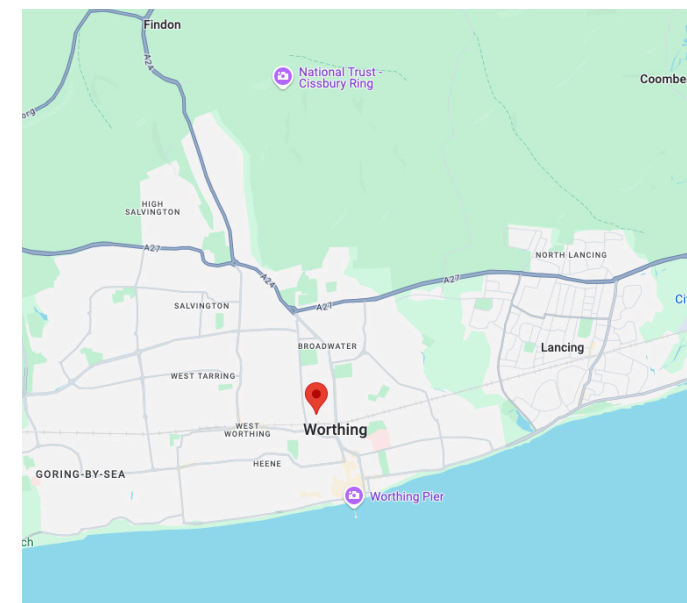
Summer House 6ft 3in x 5ft 11in (1.9m x 1.8m)

Garage 16ft 5in x 7ft 10in (5m x 2.4m)





Approximate gross internal floor area 141.5 sq m/ 1523.1 sq ft
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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