



Eastcourt Road, Worthing, BN14 7DA

£525,000



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Mid-Terraced Period Home
- Three Double Bedrooms
- Two Versatile Reception Rooms
- Open Plan Kitchen/Diner
- Contemporary Principle Bathroom
- Ground Floor W.C
- Landscaped Rear Garden
- Popular Residential Location
- Close To Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this well presented and characterful mid terraced family home, situated in this highly sought after pocket of Worthing close to local shops, amenities and mainline train station. The property offers three double bedrooms, two spacious reception rooms, an open plan kitchen/diner, contemporary bathroom suite, ground floor w.c, landscaped rear garden and sold with no ongoing chain.





Internal The attractive arched porch leads into a welcoming entrance hall, providing access to the ground floor accommodation, staircase to the upper level, and practical space for coats and footwear. Located at the front of the property, the elegant bay-fronted sitting room enjoys far-reaching west-facing views and centres around a beautiful period fireplace. Adjacent to this is a versatile reception room, currently arranged as a sitting room, although equally suited as a formal dining area, home office, or occasional fourth bedroom. Undoubtedly the heart of the home, the impressive open-plan kitchen/breakfast room spans a generous 21'0" x 10'8" and features bi-fold doors opening directly onto the established rear garden. The kitchen is fitted with a stylish range of deep blue base units, complemented by ample space and plumbing for a variety of appliances. A breakfast bar subtly defines the cooking area from the dining section, which comfortably accommodates a large family table and creates an ideal space for entertaining. A convenient cloakroom is also positioned beneath the staircase. The first floor hosts three well-proportioned double bedrooms, including the principal suite at the front of the house, measuring 12'1" x 15'11". From here, uninterrupted west-facing vistas allow natural light to pour in throughout the afternoon and evening. Serving the remaining accommodation is a contemporary family bathroom, fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, twin wash hand basins, and WC. A further benefit is the fixed staircase leading to a boarded loft area, offering excellent space with heating and power. There is also a separate loft area to the rear of the house, perfect for storage.



External The front garden has been attractively arranged with shingle and a selection of mature shrubs, while a block-paved pathway leads to the entrance. The space is neatly enclosed by an attractive flint-faced brick wall, creating an appealing first impression. To the rear, the beautifully landscaped garden is mainly laid to lawn, with bi-fold doors opening onto a generous paved terrace, perfect for outdoor dining and entertaining. A second patio at the far end provides an additional spot to relax and enjoy the sunshine throughout the day. Elegant brick walls border both sides of the garden, complemented by established hedging and mature trees, creating a wonderfully private and tranquil setting for all to enjoy.

Situated In close proximity to Worthing Town Centre allowing easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 1 mile from the property, the perfect place for a walk along the seafront or to stop for some fish and chips. Worthing Central line railway station is less than 150 metres away and offers links to both London and Brighton. If you should prefer to travel by bus you so also have good access to a range of bus routes which will take you to the near by districts. Worthing Hospital is located in close proximity approximately 1 mile away.

Council Tax Band C



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.