



Eastcourt Road, Worthing, BN14 7DA
£450,000



- Mid Terraced Period Home
- Three Well-Proportioned Bedrooms
- Three Versatile Reception Rooms
- Fitted Family Bathroom
- Modern Fitted Kitchen
- A Wealth Of Characterful Features Throughout
- Within 100 Metres Of Worthing Mainline Station
- Low Maintenance Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

Jacobs Steel are delighted to present this characterful and spacious period mid-terraced home, ideally positioned along this highly sought-after road in Worthing, within easy reach of the town centre, local shops, amenities and Worthing's mainline railway station. Offering generous and versatile accommodation arranged over two floors, the property briefly comprises three bedrooms, three reception rooms, a modern fitted kitchen, family bathroom and separate WC. Externally, the property benefits from a low-maintenance west-facing rear garden, while the property is offered for sale with no ongoing chain.





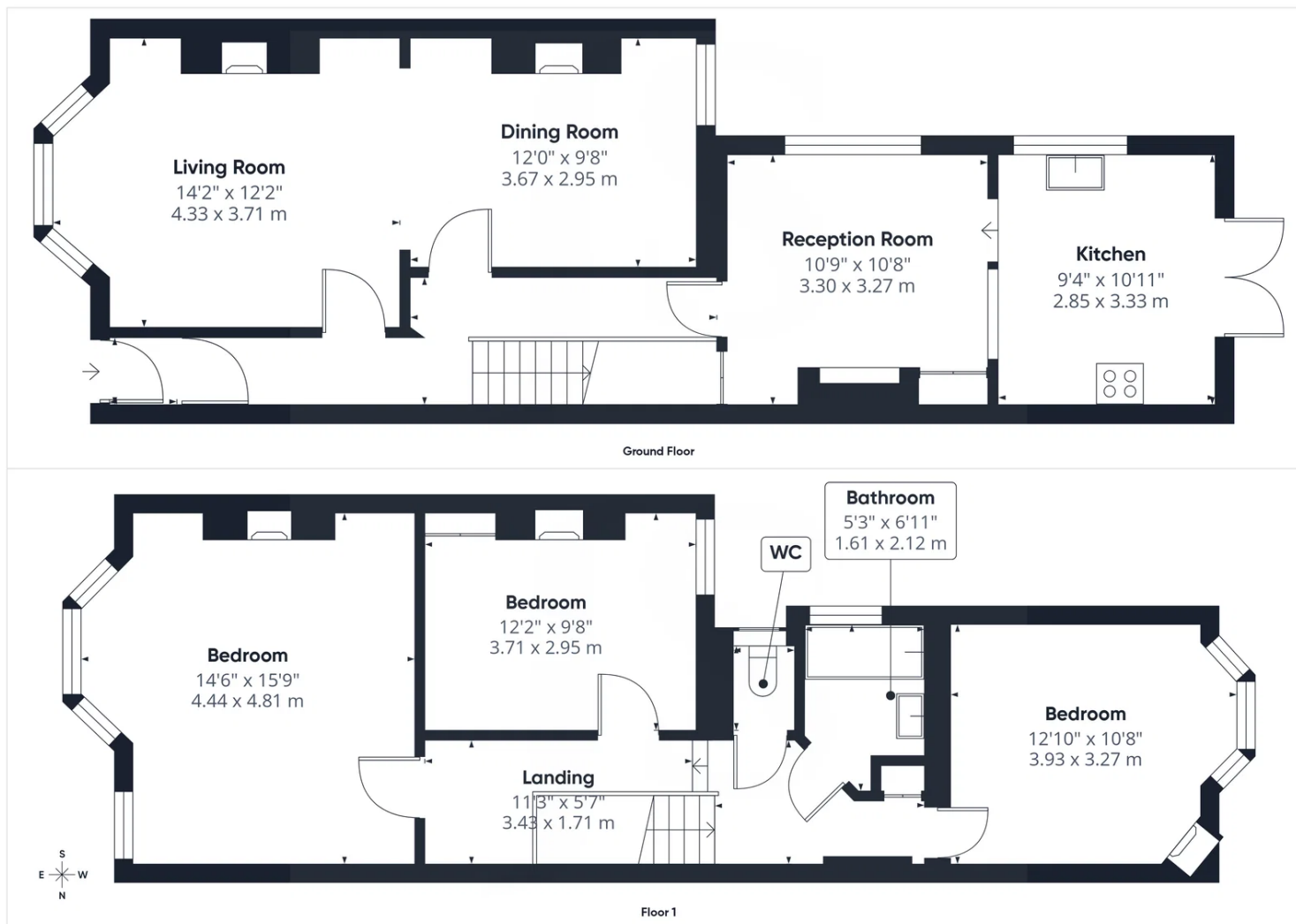
Internal Upon entering the property, you are welcomed by a charming entrance hall, providing access to all ground floor rooms, stairs rising to the first floor and useful under-stair storage. To the front of the property, the impressive dual-aspect living and dining rooms create a bright and spacious open-plan feel, with windows facing both east and west allowing natural light to flow throughout the day. The principal living room measures approximately 14'2" x 12'2", while the adjoining dining room measures approximately 12'0" x 9'8", providing excellent space for both relaxing and entertaining. The ground floor further benefits from a versatile third reception room, offering a variety of potential uses including a home office, playroom or occasional fourth bedroom. To the rear, the modern fitted kitchen is well equipped with a comprehensive range of wall and floor-mounted units, providing ample storage and preparation space, with views and access towards the rear garden. Upstairs, the first floor provides three well-proportioned bedrooms, including an impressive principal bedroom positioned at the front of the property and measuring approximately 14'6" x 15'9", comfortably accommodating a large double bed and additional furniture. The accommodation is completed by a fitted family bathroom with hand wash basin and bath, together with a separate WC.

External To the rear of the property is a particularly low-maintenance west-facing garden, predominantly block paved and providing an excellent space for outdoor seating, entertaining or simply enjoying the afternoon and evening sun. The garden has been thoughtfully designed to minimise upkeep while still providing a useful extension of the living accommodation.

Location Situated in this highly sought-after central Worthing location, Eastcourt Road is ideally positioned for convenient access to the town centre, local shops, restaurants, cafés and a wide range of leisure facilities. Worthing's mainline railway station is just a short walk away, approximately 100 metres from the property, providing regular services along the south coast and direct links towards London. The seafront and promenade are also within easy reach, approximately one mile away, offering an excellent choice of coastal walks, cafés and restaurants. The surrounding area is well served by a number of highly regarded schools, including Heene CofE Primary School, Worthing High School and Bohunt School Worthing, while local supermarkets and everyday amenities are also within convenient walking distance. For those travelling further afield, the A27 and A24 are readily accessible, making this an excellent and well-connected location for both families and commuters.

Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.