



**Westcourt Road
Worthing, BN14 7DP**

Guide Price £250,000

Gao
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MAIN FEATURES:

- **First Floor Maisonette**
- **2 Bedrooms plus loft room**
- **Open Plan Lounge and Kitchen**
- **Private Entrance**
- **Private Garden**
- **Close to Worthing Train Station**

A well presented first floor two bedroom maisonette offering spacious and modern living, ideal for first time buyers, professionals, or investors.

The property features a bright open-plan lounge and fitted kitchen, creating a sociable and contemporary living space. There are two well-proportioned bedrooms and a family bathroom.

Further benefits include double glazing throughout, electric heating, and useful loft space.

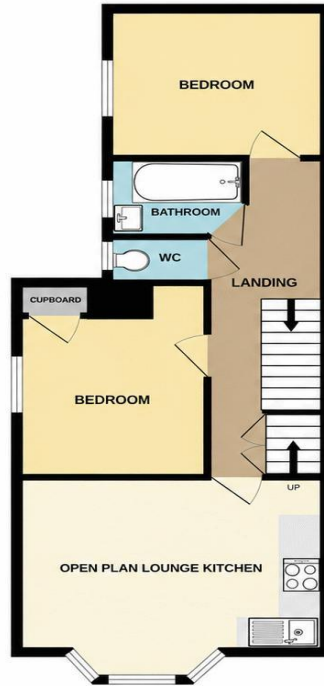
Externally, the property enjoys the benefit of a private garden, offering outdoor space for relaxation or entertaining.

Situated in a sought after location in Worthing, conveniently positioned within easy walking distance of Worthing mainline railway station and the main town centre.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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