EASTCOURT ROAD

WORTHING

MAXWELL HARRINGTON



Maxwell Harrington are delighted to offer for sale this attractive and generously proportioned Victorian mid-terrace home, offering approximately 1497 sq ft of accommodation and being sold with NO ONWARD CHAIN.

The property provides three well-proportioned double bedrooms and excellent ground-floor living space, comprising an impressive open-plan kitchen/diner measuring approximately 21'0 x 10'8, together with two separate reception rooms, ideal for both everyday family living and entertaining.

The property is entered via a characterful arched porch, which opens into a spacious entrance hall. From here, there is access to both reception rooms, the kitchen/diner and the staircase rising to the first floor, together with useful space for coats and shoes.

Positioned at the front of the house, the principal reception room measures approximately 14'6" x 11'10" and enjoys plenty of natural light through its attractive bay window. The room also benefits from a charming period fireplace and a pleasant far-reaching westerly outlook. The second reception room offers excellent flexibility and could be used as an additional sitting room, formal dining room, home office or occasional fourth bedroom, depending on individual requirements.

To the rear, the impressive kitchen/breakfast room measures approximately 21'0" x 10'8" and provides a wonderful space for everyday living and entertaining. Fitted with a range of deep blue kitchen units, there is ample worktop space and provision for a variety of appliances. A breakfast bar creates a natural division between the kitchen and dining areas, with plenty of room for a family-sized table. Bi-fold doors open directly onto the secluded rear garden, allowing the two spaces to flow together during the warmer months. A useful cloakroom is also tucked away beneath the staircase.

The first floor accommodates three well-sized double bedrooms, with the principal bedroom measuring an impressive 12'1" x 15'11". Situated at the front of the property, this room enjoys the same attractive westerly aspect, with the bay window providing an excellent vantage point to appreciate the far-reaching views.

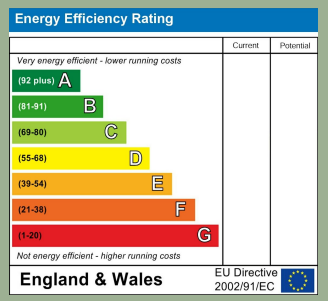
The remaining two bedrooms are also comfortable doubles, making the accommodation ideal for family living. Serving all three bedrooms is a family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, twin wash hand basins and WC.

A particularly useful addition is the boarded loft room, accessed via a fixed staircase and measuring approximately 12'3" x 14'6". The space benefits from both heating and power, offering a variety of potential uses, subject to any necessary consents. There is also a separate loft area towards the rear of the property, providing further valuable storage space.

The property is conveniently positioned within easy reach of Worthing town centre, where a comprehensive selection of shops, cafés, restaurants, traditional pubs and leisure facilities can be found. Worthing's attractive seafront and promenade are approximately one mile away, offering a lovely setting for coastal walks, relaxing by the sea or enjoying one of the many eateries along the waterfront.

For commuters, Worthing railway station is less than 150 metres from the property, providing regular services towards Brighton and London. There are also a number of nearby bus routes offering convenient connections to surrounding areas and neighbouring districts. Worthing Hospital is also readily accessible, situated approximately one mile away.

GUIDE PRICE £500,000









- 1497 sq ft property
- Three double bedrooms
- 21'0 x 10'8 Open plan Kitchen/Diner
- Ground floor wc
- No onward chain
- Victorian mid terrace
- 14'6 x 11'10 Living room
- 12'4 x 9'5 Reception two
- 14'7 x 12'6 Useable loft space




MAKE DO AND MEND
DON'T
We want your
KITCHEN WASTE
EAT

















Total floor area: 139.1 sq.m. (1,497 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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