Robert Luff & Co

# Eastcourt Road, Worthing

## Freehold - Asking Price £500,000

3

3

1

D

We are delighted to offer this beautifully presented and characterful three-bedroom period home, ideally situated just moments from Worthing town centre and only a few yards from Worthing mainline railway station, providing excellent direct transport links to London and the surrounding areas. This attractive property combines an abundance of original features with well-balanced modern living space, making it an ideal home for both professionals and families seeking convenience, charm, and coastal living.

## Key Features

- Beautifully presented three-bedroom period home
- Prime location moments from Worthing town centre
- A few yards from Worthing mainline railway station with direct links to London
- Elegant lounge with bay window and marble fireplace
- Separate dining room with feature fireplace and period detailing
- Spacious open-plan kitchen/breakfast room with French doors to garden
- Shaker-style fitted kitchen with solid wood worktops and range cooker
- Three well-proportioned bedrooms with original character features
- West-facing split-level rear garden with patio areas and lawn
- Council Tax Band C | EPC Rating D

This elegant period home has been tastefully maintained and enhanced, showcasing a wealth of original character throughout. The welcoming frontage, complete with a traditional tiled pathway, leads to a classic period front door opening into a hallway rich in decorative coving and intricate ceiling detailing.

The ground floor offers superb and versatile living accommodation. The formal lounge is beautifully presented, featuring a striking marble fireplace with cast iron insert, stripped wooden flooring, and a charming bay window with arch-topped sash windows that fill the room with natural light. A separate dining room continues the home's period elegance, also benefiting from a feature marble fireplace, decorative coving, and wooden flooring.

To the rear, the spacious open-plan kitchen/breakfast room forms a true focal point of the home. Thoughtfully designed, it includes a shaker-style fitted kitchen with solid wood worktops, a range-style cooker, and space for additional appliances and a dining area. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

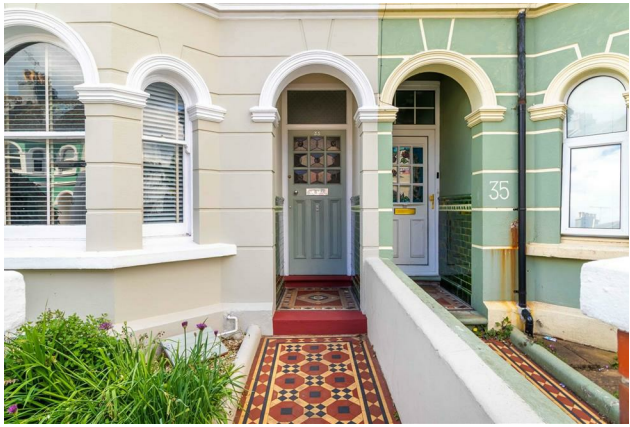
Upstairs, there are three well-proportioned bedrooms, each with its own character. The principal bedroom is particularly impressive, featuring a large bay window, stripped flooring, and a beautiful marble fireplace. Bedroom two also benefits from a feature fireplace and wooden flooring, while bedroom three enjoys a peaceful westerly aspect. The family bathroom is stylishly appointed with a double-ended bath, separate shower cubicle, wash basin, and WC.

Externally, the west-facing rear garden is a real highlight, designed over split levels to offer both relaxation and entertaining space. It includes two patio seating areas, a lawn, mature trees and shrubs, a bike shed, log store, outdoor tap, and rear access.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert Luff & Co



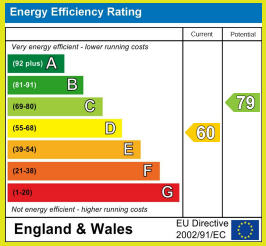

robertluff.co.uk

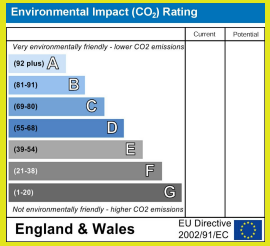
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert Luff & Co

# Floor Plan Eastcourt Road

Total area: approx. 107.4 sq. metres (1156.3 sq. feet)




The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
01903 331247 | info@robertluff.co.uk

Robert Luff & Co