



Eastcourt Road, Worthing

Offers In Excess Of
£450,000
Freehold

- Victorian Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Loft Room
- Open Day
- Close to Town Centre and Train Station
- Low Maintenance Garden
- CHAIN FREE
- EPC Rating - TBC

Robert Luff and Co are delighted to offer to the market this terrace family home, situated in the heart of Worthing, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers entrance hall, lounge, dining room, kitchen/breakfast room, three bedrooms and family bathroom. Other benefits include loft room, lots of original features, front and rear garden.

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Accommodation

Original Victorian tiled path leading to:

Entrance Hall

Part glazed door. Exposed floorboards. Radiator. Original coving and cornice. Understairs storage cupboard. Door leading to:

Lounge 14'2 x 12 (4.32m x 3.66m)

Original sash bay window to front. Oak effect flooring. Radiator. Feature fireplace with marble surround. TV point. Picture rail.

Dining Area 11'11 x 9'10 (3.63m x 3.00m)

Original sash window to rear overlooking the garden. Radiator. Oak effect flooring. Picture rail.

Kitchen/Breakfast Room 20'2 x 10'7 (6.15m x 3.23m)

A range of matching high gloss wall and base units. Worktop incorporating one and half bowl sink unit with mixer tap. Integrated AEG eye level double oven. Induction five ring hob with extractor fan over. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Space for American style fridge/freezer. Integrated wine-rack. Cupboard enclosed boiler. Space for table and chairs. Feature cast iron fireplace. TV point. Spotlights. Double-glazed french door. Two double-glazed frosted window to side. Understairs storage cupboard.

First Floor Split Level Landing

Radiator. Exposed floor boards. Stairs leading to loft room.

Bedroom One 16 x 14'10 (4.88m x 4.52m)

Original sash bay window to front. Additional sash window. Two radiators. TV point. Space for wardrobe. Picture rail.

Bedroom Two

Double-glazed window to rear. Radiator. Original built in recess wardrobe with hanging space and shelves. Original feature fireplace with marble surround and tiled insert. Picture rail.

Bedroom Three 13'4 x 10'11 (4.06m x 3.33m)

Double-glazed bay window to rear. Original cast iron fireplace. Radiator. TV point. Space for wardrobes. Picture rail.

Refitted Bathroom

Panel enclosed bath with chrome mixer tap and shower attachment. Walk in glass fronted shower enclosure with mains shower. Pedestal wash hand basin with matching designer chrome tap. Low level flush WC. Chrome heated towel rail. Part tiled walls. Extractor fan. Double-glazed frosted window to side.

Loft Room

Double-glazed velux window to rear. Electric heater. TV point. Built in eaves storage cupboards.

Outside

Rear Garden

West facing rear garden, enjoying the sun all afternoon and evening. Low maintenance being mainly laid to patio with attractive flower and shrub borders. Gated rear access.

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Floorplan



Total area: approx. 133.3 sq. metres (1435.0 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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