



Offers In Excess Of
£375,000
Freehold

Northcourt Road, Worthing

- Terraced Period Home
- Two Double Bedrooms
- Bay-Fronted Lounge/Diner
- Spacious Modern Kitchen
- Attractive Wall Enclosed Garden
- Beautiful Quaint Front Garden
- Off-Road Parking
- Council Tax Band - B
- CHAIN FREE
- EPC Rating - TBC

We are delighted to offer to market this beautifully presented and well positioned two-bedroom period family home ideally situated in this central Worthing location close to local shops, schools, restaurants, parks, bus routes and the mainline station. Accommodation comprises an open-plan bay-fronted lounge/diner, a spacious modern kitchen, and a lean-to area. Upstairs, there are two double bedrooms and a family bathroom. Other benefits include a beautiful quaint front garden with off-road parking for multiple vehicles, a wall enclosed rear garden, gas fired central heating, period features, being totally renovated with a new shower, boiler and carpets; having beautiful views over the Downlands, and being CHAIN FREE.

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Accommodation

UPVC double glazed door to:

Entrance Hallway

Attractive strip wood flooring. Radiator. Coving. Down lights. Useful understairs recess. Storage area with shelves.

Through Lounge/Diner 24'2" max into bay x 10'10" max (7.39 max into bay x 3.31 max)

South facing double glazed bay window to front. Recess storage cupboard. TV point. Fireplace with tiled hearth. Two radiator. Telephone point. Shelving. Double opening double glazed French doors to:

Outer Lean-To Area

Ideal for storage. Double glazed door to rear garden.

Kitchen 11'2" x 9'1" (3.42 x 2.77)

Range of white fronted base and wall units. Wood effect working surfaces incorporating a a one and a half bowl sink with mixer tap. Space and plumbing for washing machine. Gas cooker with four ring hob. Metro brick tiled splashback. Fridge/freezer. Radiator. Coving. Double glazed window and double glazed double opening French doors to rear garden. Tiled floor.

Split Level Landing

Stairs leading up. Radiator. Loft hatch. Door to:

Bedroom One 14'0" into wardrobe x 10'8" (4.29 into wardrobe x 3.27)

Southerly aspect double glazed window to front. Range of real wood fronted doors to cupboards with shelving and hanging TV and telephone point. Radiator. Coving.

Bedroom Two 10'11" x 8'8" (3.35 x 2.66)

Radiator. Double glazed window with distant Downlands views.

Bathroom 11'4" x 8'2" (3.46 x 2.50)

Attractive roll top bath with centralised telephone mixer taps with shower attachment. Period style pedestal wash hand basin with mixer tap. Concealed system low level flush WC. Fitted corner shower unit with sliding door and fitted shower. Radiator. Attractive park wood paneled walls. Frosted double glazed window. Cupboard housing Worcester boiler with digital control and shelf.

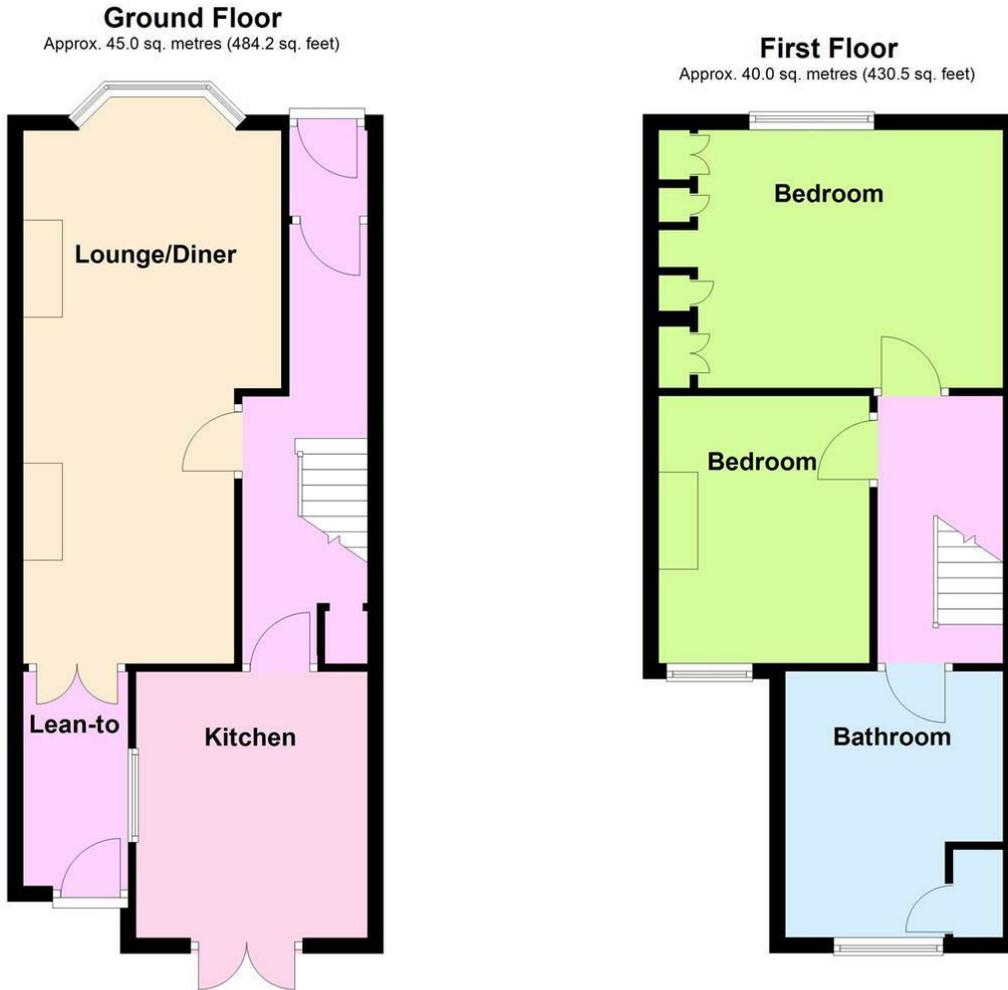
Rear Garden

Patio area. Lawn area with attractive path and flower beds with a wide range of varied trees, shrubs and flowers. Upper patio area with timber-built shed. Wall enclosed. Outside tap.

Front Garden

Southerly aspect wall enclosed area with lawn with mature flower beds with shrubs. Off-road parking for multiple vehicles.





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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