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Key Features

- Attractive period property full of character
- Currently arranged as a five-bedroom HMO
- Excellent investment opportunity
- Potential to Convert Back to a Three-Bedroom Family Home
- Potential for Loft Conversion, Subject to Planning
- Potential to Create Off-Road Parking, Subject to Planning
- Five well-proportioned double bedrooms
- West-Facing Rear Garden
- Close to Worthing Station, Town Centre & Seafront
- Council Tax Band C | EPC Rating C

We are delighted to offer this attractive and characterful period property, currently arranged as a five-bedroom HMO, offering an excellent investment opportunity while also presenting superb potential to be reconfigured into a stunning three-bedroom family home. The property benefits from spacious accommodation throughout, a superb west-facing rear garden and further potential to create off-road parking and a loft conversion, subject to the necessary planning consents, all within a highly convenient location close to the mainline railway station and town centre.

This attractive and characterful period property is currently arranged as a five-room HMO, providing five double bedrooms along with a separate lounge area and kitchen, creating an appealing investment opportunity.

The property also offers excellent potential to be reconfigured into a substantial three double bedroom family home. In its original layout, the house provides three generous double bedrooms, three well-proportioned reception rooms and a separate kitchen, offering flexible living accommodation ideal for modern family living.

A standout feature is the impressive West facing rear garden, which is a superb size and perfectly positioned to enjoy the afternoon and evening sun.

The property is ideally located close to Worthing mainline railway station, offering excellent commuter links, and within easy reach of Worthing town centre with its wide range of shops, restaurants and seafront amenities.

Further benefits include gas-fired central heating and the majority of windows being double glazed. Early viewing is strongly recommended to fully appreciate the space and potential this versatile property offers.



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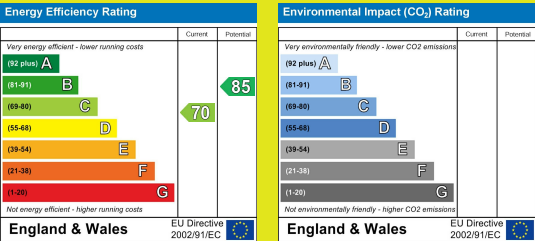
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Floor Plan Westcourt Road



Total area: approx. 125.3 sq. metres (1348.7 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.