



Offers In Excess Of
£400,000
Freehold

Northcourt Road, Worthing

- Well Presented Family Home • Convenient Central Location
- Four Double Bedrooms • Bay Fronted Lounge
- Open Plan Refitted Kitchen / Dining Room • EPC Rating - TBC
- Modern Family Bathroom & Separate W.C. • Enclosed Rear Garden

Robert Luff & Co are delighted to offer to market this well presented family home ideally situated in this central Worthing location close to local shops, restaurants, parks, schools, bus routes and the mainline station. Accommodation offers entrance hall, bay fronted living room, dining room currently used as a ground floor bedroom and spacious modern kitchen / dining room. On the first floor are three double bedrooms, a modern family bathroom and separate W.C. On the second floor is a large bedroom with down land views. Other benefits include an enclosed rear garden and all new windows.

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Accommodation

Entrance

Period front door with glass insert into hallway.

Hallway

Decorative coving, radiator, telephone point, cupboard housing electric meters.

Lounge 14'5 into bay x 12'3 (4.39m into bay x 3.73m)

Sash bay window, decorative ceiling rose, decorative coving, radiator, telephone point, wooden fire surround.

Second Reception Room 12'10' x 10'6 (3.91m' x 3.20m)

Currently used as a bedroom with feature marble fire surround, decorative cast iron insert and hearth, double glazed window, radiator, decorative coving and ceiling rose.

Kitchen / Breakfast Room 23'3 x 11'6 (7.09m x 3.51m)

A range of white fronted wall and base units, white sink unit with mixer tap and drainer inset to wood effect work surfaces, oven and four ring gas hob with extractor fan above, space and plumbing for washing machine, space for fridge freezer, metro brick tiling, strip wood door to garden, double glazed window with view of rear garden, further sash window, radiator, tiled floor in the kitchen area and laid wood flooring in the breakfast area, space for table and chairs, cupboard enclosed boiler, coving, understairs cupboard.

Stairs leading up to:

First Floor Landing

Split level landing with radiator.

Bedroom One 16'5 x 13'0 (5.00m x 3.96m)

Double glazed sash style window, strip wood floor, cast iron fireplace with tiled insert, ceiling rose, radiator, two wardrobes with hanging space.

Bedroom Two 12'7 x 10'4 (3.84m x 3.15m)

Laid wood flooring, double glazed window, radiator, storage cupboard.

Bedroom Three 10'11 x 10'6 (3.33m x 3.20m)

Radiator, cast iron fireplace, sash window.

Bathroom

Panel enclosed bath with mixer shower attachment and screen, pedestal wash hand basin, frosted sash window, tiled floor,, radiator, airing cupboard with pre-lagged tank.

Separate W.C

Low level flush W.C, tiled flooring, window.

Stairs from landing leading to second floor landing with window with Downland views, eaves cupboard.

Bedroom Four 16'9 x 11'2 (5.11m x 3.40m)

Double glazed window with distant down land views, two wardrobes and storage cupboard, radiator.

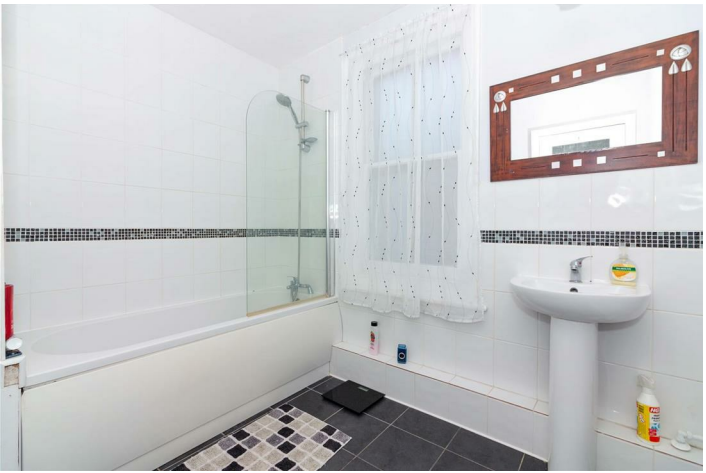
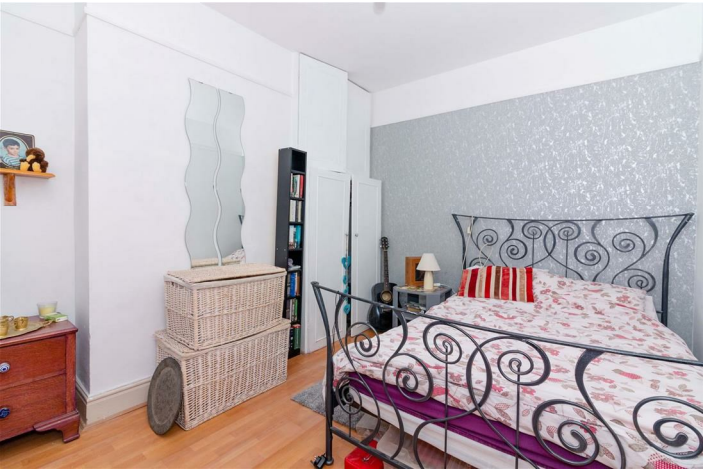
Rear Garden

Wall enclosed lawn area, flower bed with trees and shrubs, side gate, timber shed and patio area.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.