



51 Centrecourt Road, Worthing, BN14 7AQ
Guide Price £365,000

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We are delighted to offer for sale this extremely well presented three bedroom terraced home with the added benefit of off street parking to the front & a garage in a nearby compound.

In brief the property consists of an open plan lounge & dining room, the lounge having a bay fronted window & the dining space allowing direct access through to the rear garden, there is a modern fitted kitchen with integrated appliances which completes the ground floor accommodation. On the first floor you have three well proportioned double bedrooms, two of which are currently set up as home offices with both vendors working from home, there is also a well appointed family bathroom & useful loft space.

Externally the front garden is mainly laid to stones offering off street parking for two vehicles & having a pathway leading to the front door, the rear garden is laid to lawn with various flower borders & is fence enclosed with a rear gate leading through towards the garage which is in a nearby compound!

- Open Plan Living Room
- Modern Fitted Kitchen & Bathroom
- Off Street Parking
- Garage In Nearby Compound
- Gas Central Heated & Double Glazed Throughout
- Close To Train Station
- Popular Location
- Private Enclosed Rear Garden





Entrance Hallway

4.09m x 1.75m (13'5 x 5'9)

PVCU double glazed front door, carpeted flooring, radiator, access to understairs storage cupboard, stairs to first floor landing, textured ceiling, smoke detector.

Bay Fronted Lounge

4.37m x 3.28m (14'4 x 10'9)

Carpeted floor, various power points, television point, PVCU double glazed bay window, dado rail, textured ceiling, radiator, opening into Dining Room.

Dining Room

3.07m x 2.41m (10'1 x 7'11)

Carpeted flooring, radiator, various power points, textured ceiling, PVCU double glazed double opening doors into rear garden.

Modern Fitted Kitchen

3.10m x 2.59m (10'2 x 8'6)

Vinyl flooring, square edge laminate worksurfaces with cupboards below & matching eye level cupboards, matching integrated Lamona dishwasher, integrated Lamona washing machine, Lamona four ring electric hob



with extractor fan above, matching integrated fridge & freezer units, integrated Lamona oven, inset Lamona sink with single drainer & mixer tap, fitted storage cupboard having various shelving units, textured ceiling, double glazed windows, PVCU double glazed door leading to rear garden.

First Floor Landing

2.74m x 1.75m (9 x 5'9)

Carpeted floor, loft hatch access, smoke detector.

Master Bedroom

3.84m x 3.30m (12'7 x 10'10)

Carpeted flooring, radiator, various power points, double glazed window, textured ceiling.

Bedroom Two

4.09m x 2.84m at max (13'5 x 9'4 at max)

Carpeted floor, radiator, various power points, fitted storage cupboard housing Combination boiler, double glazed window, textured ceiling.



Bedroom Three / Home Office

2.69m x 2.64m (8'10 x 8'8)

Carpeted floor, radiator, various power points, fitted storage cupboard having a hanging rail, double glazed window.

Family Bathroom

2.18m x 1.93m (7'2 x 6'4)

Vinyl flooring, low flush WC, contemporary hand wash basin with mixer tap & vanity unit below, P-shaped bath with shower attachment, chrome ladder style heated towel rail, double glazed window, extractor fan, textured ceiling.

Externally

Front Garden

Mainly laid to chipstone offering off street parking for two vehicles, pathway leading to front door, fence enclosed.

Rear Garden

Large lawned area having various flower borders, fence enclosed, gated rear access, outside tap, outside lighting.

Garage In Nearby Compound

5.28m x 2.49m (17'4 x 8'2)

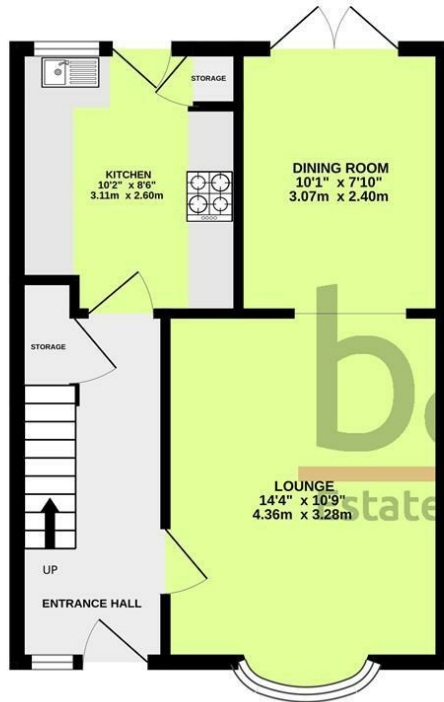
Having an up & over door.

Council Tax

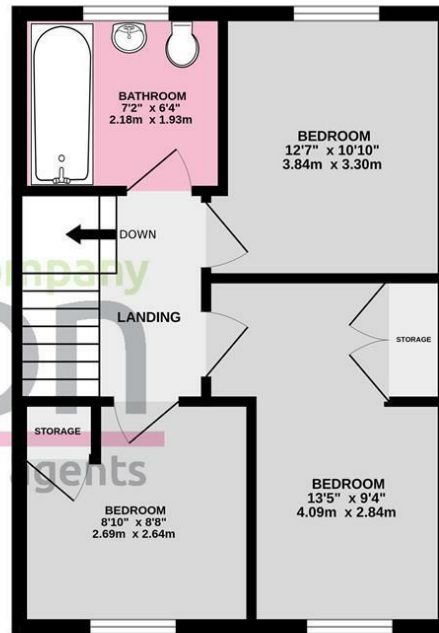
Band C



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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