



## Northcourt Road, Worthing, BN14 7DR

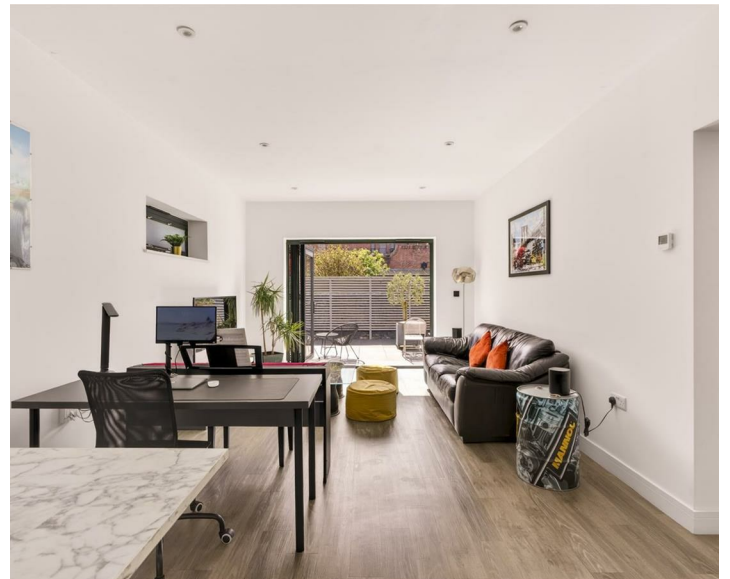
Guide Price £425,000

This beautifully presented two bedroom detached bungalow, built in 2019, offers a superb blend of modern living, privacy and low maintenance comfort. Ideal for professionals, those looking to simplify their lifestyle, or anyone seeking high quality single storey living.

Finished to an exceptional standard throughout, the property showcases a stylish and thoughtfully designed interior, with a bright and spacious open plan living area at its heart. The contemporary kitchen is fitted with a range of integrated appliances, including a fridge freezer, dishwasher and washing machine, seamlessly combining practicality with modern design. This impressive space is designed to maximise natural light and flows effortlessly into the garden, creating a perfect setting for both everyday living and entertaining. The bungalow offers two well proportioned bedrooms, complemented by a sleek and contemporary bathroom, finished with high quality fixtures and a refined, modern aesthetic.

- Built in 2019 with modern design
- Bright and spacious open plan living
- South facing garden, private sun trap
- Sleek bathroom with high quality fittings
- Secure gated off road parking

- Exceptional finish throughout entire home
- Seamless flow to landscaped rear garden
- Two well proportioned double bedrooms
- EV charging point
- Low maintenance living with premium feel



To the rear is a professionally landscaped, south facing garden, enhanced by thoughtfully designed outdoor lighting throughout the property, creating a private sun trap and an inviting space to enjoy both day and evening.

To the front, the property benefits from secure off road parking, fully enclosed and accessed via a stylish electric gate, also complemented by exterior lighting, offering both convenience and peace of mind.

Ideally located, the property is just a 1 minute walk to local shops, a 7 minute walk to the station, and a 15 minute walk to the town centre and seafront, making it perfectly positioned for both convenience and lifestyle.



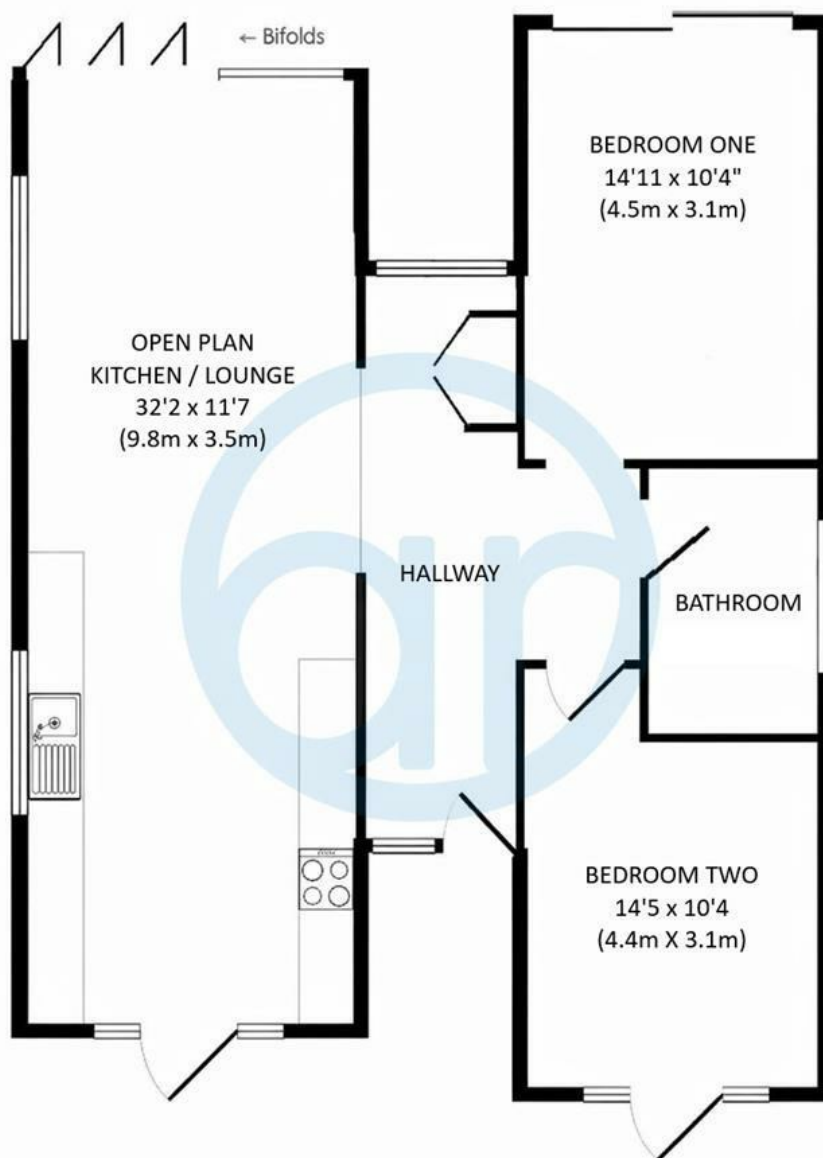
EPC Rating:

**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Area = 807 sq ft (75 sq m)

Not to scale



These floor plans are intended as a general guide to the layout of the property and are not to scale. Whilst every effort has been made to ensure accuracy, all measurements, dimensions, and areas are approximate and should not be relied upon as precise. The plans do not form part of any contract or offer, and all details should be independently verified. Fixtures, fittings, and furniture are shown for illustrative purposes only and may not be included in the sale.

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