



Rectory Gardens | Broadwater | Worthing | BN14 7TE

Offers Over £575,000



We are delighted to offer for sale this recently extended, spacious and detached chalet bungalow positioned in this popular yet quiet residential road in Broadwater, close to local shops, amenities and mainline train station. This beautifully presented family home boasts three/four double bedrooms, open plan lounge/diner, fitted kitchen, two contemporary bathrooms, off road parking for multiple vehicles and a well maintained, feature rear garden.



Key Features

- Detached Family Chalet Bungalow
- Recently Extended & Renovated
- Four Double Bedrooms
- Two Family Bathrooms
- Off Road Parking For Multiple Vehicles
- Spacious Open Plan Lounge/Diner
- Bifold Doors Which Lead To The Garden
- Beautifully Presented Throughout
- Excellent School Catchment
- Close To Local Shops, Amenities & Mainline Train Station



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

This attractive, detached family home, in a highly desirable area has been recently extended and renovated. The double glazed UPVC front door opens to a spacious, welcoming entrance hallway, providing the perfect space to hang coats and kick off shoes, with stairs that rise to the first floor and doors that provide access to all ground floor rooms. This space also offers two storage cupboards. Positioned to the rear of the property, is the extended open plan lounge/diner which measures a substantial 11' 1" x 18' 5" and benefits from a skylight window which allows for a flood of natural daylight and bifold doors which lead to the feature rear garden. This room has been opened up to incorporate the fitted kitchen which has been installed with an array floor and wall mounted units and integrated appliances such as, an electric oven and hob and a dishwasher. There is a door which opens to a pathway that leads to the beautifully maintained garden. The ground floor offers two double bedrooms which are both large enough to fit double beds and various other bedroom furniture. Both of these rooms boast double glazed bay windows which face due west, making these rooms light, airy and pleasant, with one of these rooms benefitting from a large fitted wardrobe. The ground floor bathroom has been finished to a contemporary standard with large, satin finished, cream coloured tiles and includes a bath with shower over, hand wash basin and toilet. To the first floor are two spacious, double bedrooms which both benefit from convenient eaves storage. There is a fitted bathroom which benefits from a three piece suite, including a P shaped bath with shower over, hand wash basin and toilet. This recently extended home has been finished to an exceptional standard and viewing is highly recommended.

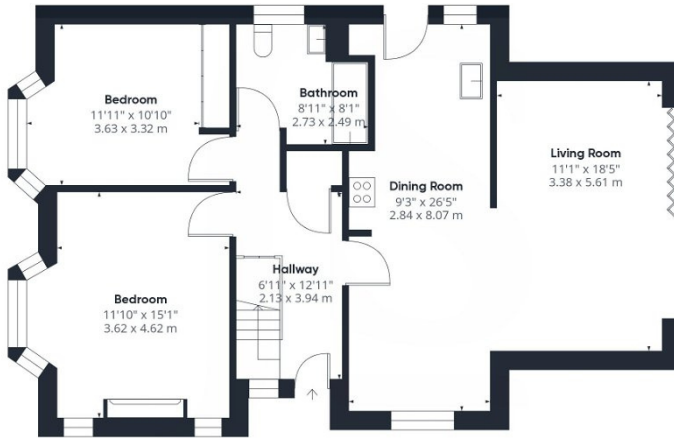
EXTERNAL

There is a paved driveway to the front of the property which provides off road parking for multiple vehicles. The immaculately presented garden boasts two patio areas and is mostly laid to lawn, with planted borders. There is a log store which is positioned to the side of the property. Positioned at the bottom of the garden is a convenient garden shed, which provides the perfect space for storing tools or garden furniture. There is also a hot tub with a gazebo style shelter, perfect for relaxing in all year round. The garden feels extremely secluded with fencing lining all of the boundaries. There are two side gates which lead to the front of the property.

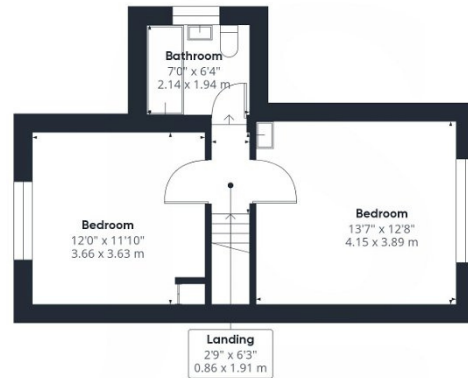
LOCATION

In the popular residential area of Broadwater, the property is less than one mile to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is Worthing which is approximately 0.6 miles away. Bus services run nearby and is positioned within a good school catchment area. Offering easy access to the A27 and A24, this accessible location is highly desirable.

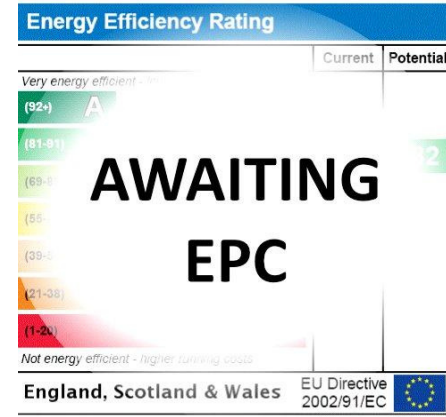




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.