

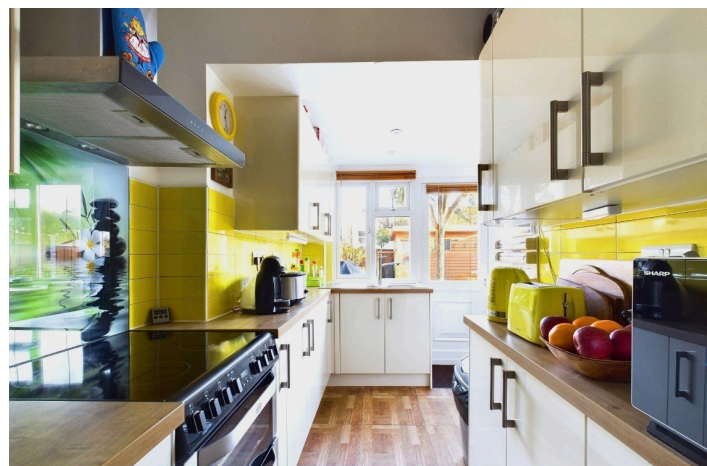


Brittany Road | Broadwater | Worthing | BN14 7DZ

Offers Over £425,000



We are delighted to offer for sale this extended and well presented family house positioned in the popular and quite residential road in Broadwater close to shops, amenities, mainline train station and good school catchments. This attractive home boasts a rear extension and has a further three bedrooms, two reception rooms, a spacious modern kitchen/breakfast room, ground floor w/c, off road parking and feature rear garden. Although already extended, this property provides further scope for extension, subject to planning consent.



Key Features

- Extended Mid-Terraced Family House
- Three Bedrooms
- Scope For Further Extension (STNC)
- Two Reception Rooms
- Extended Modern Kitchen/Breakfast Room
- Ground Floor W/C
- Contemporary Fitted Bathroom
- Feature Rear Garden & Off Road Parking
- Large Loft Space
- Close To Shops Amenities And Mainline Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

To the front of the property is a double glazed enclosed storm porch that provides a convenient area to escape the weather before passing through to the entrance hall. This welcoming space has access to all ground floor rooms, stairs to the first floor and an under stairs storage cupboard. Positioned to the front of the property with a westerly aspect is the generously sized bay fronted lounge. This light and airy room has a large opening to the dining room creating versatile ground floor accommodation. Both these rooms offer plenty of space for both lounging and dining. The extended kitchen has been fitted with an array of modern gloss units, laminate worksurfaces with space and provisions for white goods with a cleverly designed breakfast bar that offers seating for two. In addition there is a ground floor w/c. To the first floor are three bedrooms with the main room has a large west facing bay window and boasts measurements of 11' x 10'1" and can comfortably fit a double bed with ample space for a variety of additional bedroom furniture. The second bedroom can also fit a double bed with the third considered a good sized single. There is also a fully tiled family bathroom on the first floor that has been fitted with a 'P' shaped bath with shower over, toilet and hand wash basin. Although this beautifully presented home has already been extended, there is further scope to the rear or loft space (subject to planning consent).

EXTERNAL

The front garden benefits from a dropped kerb and is paved allowing off road parking for two vehicles with plants lining the borders. The feature rear garden is laid primarily to lawn with a path leading down one side. It is fence enclosed with a number of mature planted borders lining the boundaries and a timber built outbuilding positioned to the rear of the garden which offers the perfect opportunity to use as a workspace. There is also a gate providing rear access via a twitten.

LOCATION

In a popular catchment of Broadwater, close to Worthing Train Station, local amenities can be found on South Farm Road and Broadwater shopping promenade approximately within half a mile.

Council Tax Band C





Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 1206 SqFt

Tenure: Freehold

Council tax band: C

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.