



Leigh Road Worthing | BN14 9HQ 2JN
Offers Over **£300,000**





A well presented two bedroom terraced house in the popular area of Broadwater; with two reception rooms, spacious kitchen, feature rear garden and off road parking.



Key Features

- Terraced House
- Two Bedrooms
- South Facing Lounge
- Fitted Kitchen
- Conservatory/Dining Room
- Fitted Bathroom
- Feature Rear Garden with Summer House
- Off Road Parking
- Walking Distance to Broadwater Shops



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Entering the property you will be welcomed in to a bright living room flooded with light from the South aspect bay window, a step down leads into the spacious fitted kitchen with a range of fitted units and space for all your appliances, from the kitchen is a conservatory that doubles up as a dining room and additional place to relax whilst looking over the manicured gardens. Upstairs there are two bedrooms, with the main bedroom have a large built in storage cupboard. The bathroom has a white suite including a panelled bath with shower over and built in airing cupboard.

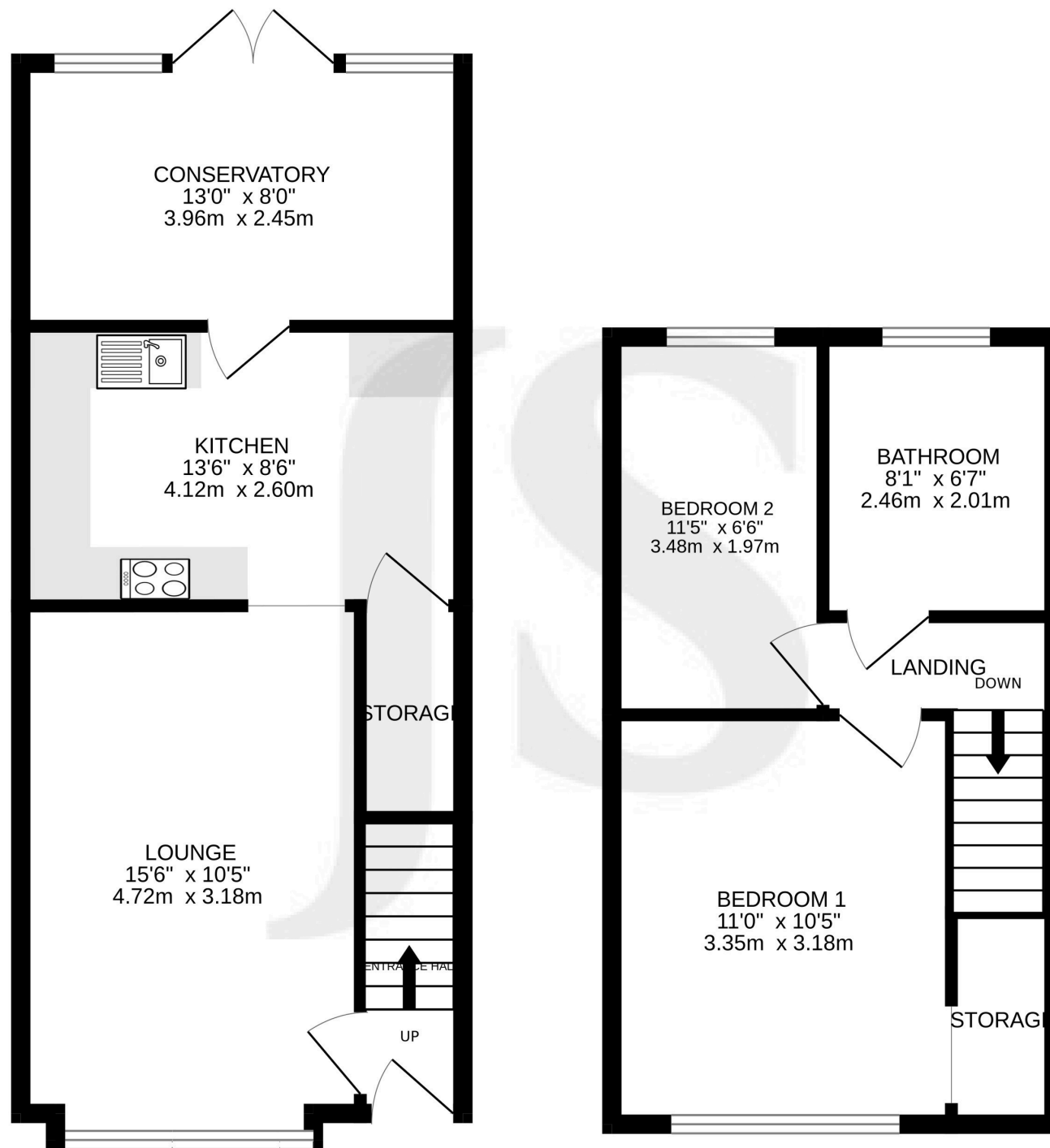
EXTERNAL

The rear garden is true feature of this home with years of work put into to create an enjoyable and scheduled space, the mature cherry blossom creates privacy and shade on sunny days. At the rear of the garden sits a summer house offering another tranquil space to enjoy this wonderful garden and giving space for storage or place to work.

SITUATED

In the favoured area of Broadwater, local amenities can be found close by on Broadwater Shopping Parade and Lyons Farm Retail Park. The property provides easy access to the A27 and A24 and is well positioned for local schools/colleges, parks and recreational grounds. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a half miles away. The nearest station is Worthing which is approximately one mile away. Bus services run nearby.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 635 SqFt

Tenure: Freehold

Council tax band: B

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.