



Sompting Road | Broadwater | Worthing | BN14 9ES
Offers Over £340,000



We are delighted to offer for sale this charming and characterful end of terrace family home positioned in the highly desirable location of Broadwater close to shops, amenities and mainline train station, with easy access to the A27 and A24. The property boasts three bedrooms, west facing living room, open plan kitchen/diner, sun room, contemporary family bathroom and a large feature rear garden.



Key Features

- End Of Terraced Family House
- Three Bedrooms
- Open Plan Kitchen/Diner
- Bay Fronted Living Room
- East Facing Mature Rear Garden
- Bright Conservatory
- Well Maintained
- Period Features Throughout
- Popular Broadwater Location
- Close To Local Shops, Amenities & Mainline Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

To the front of this attractive property there is a UPVC front door which opens to the welcoming entrance hallway, with doors to all ground floor rooms, stairs that rise to the first floor and under stair storage. Positioned to the front of the property and measuring 13'0" x 10'10" is the bay fronted living room which faces west, making this a light and airy room all year round and perfect to relax in. Located to the rear of the property is the kitchen which has been made open plan with the dining room, providing a great space to prepare food and hosts family or guests. The kitchen has been installed with an array of floor and wall mounted units which have been topped with laminate work surfaces, with space and provisions for white goods. This generously sized, open plan room provides plenty of space for both cooking and dining and features views of the large feature rear garden. Accessed via the kitchen diner is the east facing conservatory which measures 06'04" x 13'11" and boasts direct views out to the mature feature rear garden. There are double glazed French doors out to the garden. To the first floor are three bedrooms, with the main bedroom benefitting from built-in wardrobes and measuring a spacious 11'05" x 08'04". The third bedroom would make the perfect single room or office. The family bathroom has been fitted with a full three piece suite including a bath with overhead shower, toilet and hand wash basin.

EXTERNAL

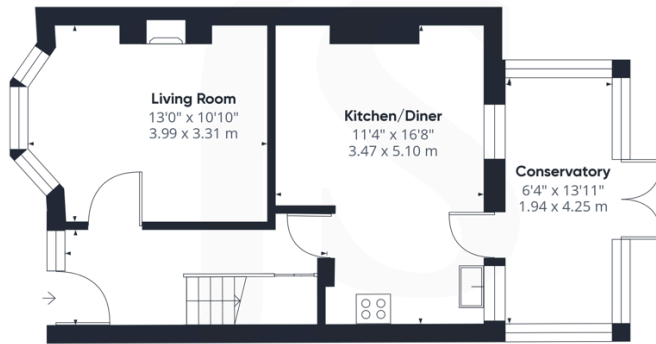
To the front of this attractive period home is the well maintained front garden which is mostly paved with planted flower beds and a pathway that leads to the front door. The impressive, fully fenced rear garden is mostly laid to lawn with some mature shrubs and trees either side and a patio area at the top of the garden. There is also a large and useful shed, perfect for storing garden furniture or tools.

LOCATION

Situated In a popular residential area of Broadwater with local amenities approximately half a mile away in Broadwater Village Parade. The property provides easy access to the A27 & A24. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.6 miles away. The nearest station is Worthing which is approximately 1.5 miles away. Bus services run nearby.

Council Tax Band C

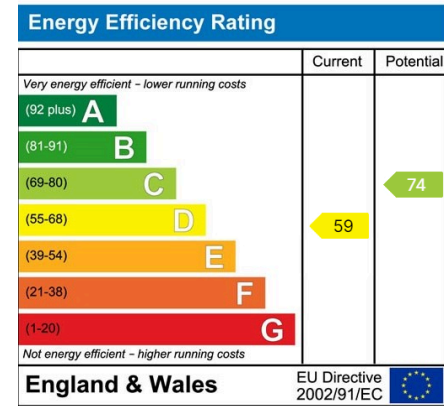




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: 811 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.