



Kingsland Road | Broadwater | Worthing | BN14 9EB

Guide Price **£500,000**





We would love to offer this well presented four bedroom semi-detached family home in Broadwater. The property benefits a good sized lounge, dining room, modern kitchen, ground floor wc and modern family bathroom. South facing rear garden and off road parking.



## Key features:

- Semi-Detached House
- Four Bedrooms
- Good Sized Lounge
- Modern Fitted Kitchen
- Dining Room
- Ground Floor Cloakroom
- Modern Family Bathroom/wc
- South Facing Rear Garden
- Off Road Parking
- Close to Broadwater Village & Schools

 4 Bedrooms

 1 Bathroom

 2 Living Rooms

**INTERNAL** On the ground floor there is a good size lounge with bay window and opens into the dining room with double doors opening onto the rear South facing garden. Exposed floorboards are present in the hallway, lounge and dining room. The modern kitchen has a range of wall and base units with worksurfaces, fitted gas hob with extractor fan above and oven beneath, integrated fridge/freezer and space for washing machine, dishwasher and tumble dryer. Also in the ground floor is a wc just off the entrance hall. On the first floor there are four bedrooms and a modern fitted family bathroom which comprises of a bath with shower over, pedestal wash hand basin and wc.

**EXTERNAL** Private driveway to the front which benefits off road parking. South facing rear garden is mainly laid to lawn floral borders and patio area, further decked and shingled area with timber shed and gated side access.

**SITUATED** In the popular area of Broadwater, local amenities can be found close by in Broadwater Village.

The property also provides easy access to the A24 & A27. 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 East Worthing & Worthing which are approximately one mile away. Bus services run nearby.

### ENTRANCE HALL

### GROUND FLOOR CLOAKROOM

**LOUNGE** 14' 3" x 13' 2" (4.34m x 4.01m)

**DINING ROOM** 13' 4" x 9' 10" (4.06m x 3m)

**KITCHEN** 9' 11" x 8' 9" (3.02m x 2.67m)

### FIRST FLOOR LANDING

**BEDROOM ONE** 14' 3" x 10' 8" (4.34m x 3.25m)

**BEDROOM TWO** 12' 10" x 9' 2" (3.91m x 2.79m)

**BEDROOM THREE** 8' 10" x 7' 10" (2.69m x 2.39m)

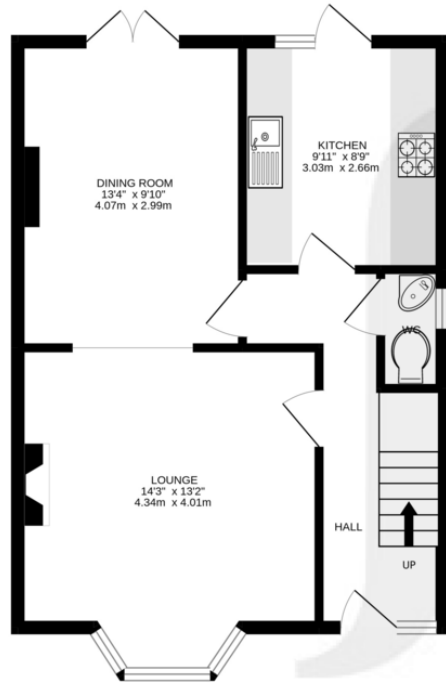
**BEDROOM FOUR** 9' 5" x 6' 0" (2.87m x 1.83m)

**BATHROOM/WC** 6' 5" x 6' 1" (1.96m x 1.85m)

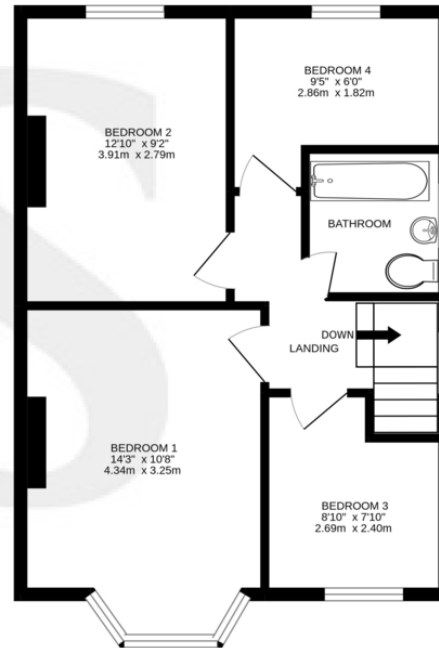
**COUNCIL TAX** Band D



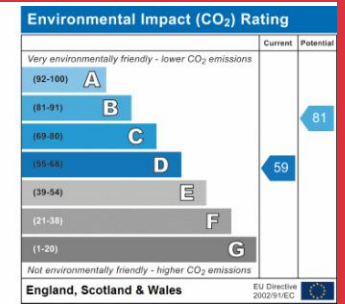
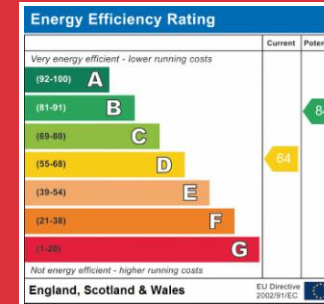
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor Area: 926 sq ft (86 sq m) – Floor area is quoted from the EPC

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.