



Leigh Road | Broadwater | Worthing | BN14 9HQ

Guide Price **£350,000**





We are pleased to present to the market this end of terrace house benefitting two bedrooms, spacious lounge, modern fitted kitchen, conservatory/dining room, bathroom and garden room. South facing rear garden and off road parking.



Key features:

- End Of Terrace House
- Well Presented
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Conservatory/Dining Room
- Detached Garden Room
- South Facing Rear Garden
- Off Road Parking
- Close to Local Amenities

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The ground floor offers a spacious living room with bay window. Modern fitted kitchen with a range of base and wall units with inset sink/ drainer, integrated oven, 4 ring gas hob and extractor over, space for washing machine and dishwasher. Door leads into the conservatory that is currently used as a dining room with French doors leading to the South facing rear garden. On the first floor there are two bedrooms, a good sized double and a large single benefitting built in wardrobes. There is also a modern fitted bathroom with panelled bath and electric shower over, wash hand basin and wc.

EXTERNAL The South facing rear garden is mainly laid to lawn with patio seating area, shrub borders and side gate. Pathway leading to timber built garden room with double glazing, insulation, lights and power. There is an additional shed also with lights and power. The front garden is mainly paved concrete offering off road parking.

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.

HALLWAY

LOUNGE 16' 2" x 10' 6" (4.93m x 3.2m)

KITCHEN 13' 7" x 8' 6" (4.14m x 2.59m)

CONSERVATORY/DINING ROOM 14' 3" x 9' 1" (4.34m x 2.77m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 0" x 10' 7" (3.35m x 3.23m)

BEDROOM TWO 11' 6" x 6' 8" (3.51m x 2.03m)

BATHROOM/WC 8' 3" x 6' 8" (2.51m x 2.03m)

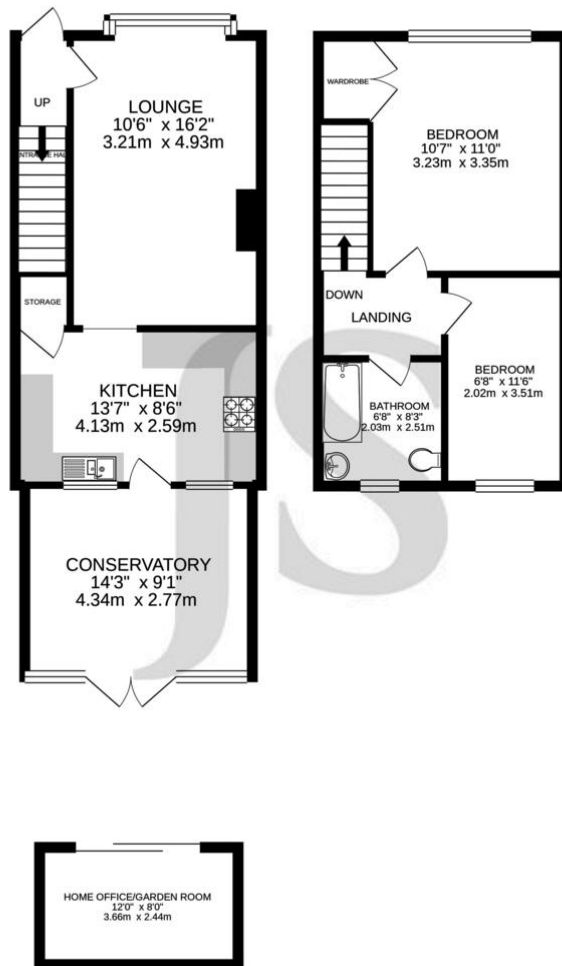
GARDEN ROOM 12' 0" x 8' 0" (3.66m x 2.44m)

COUNCIL TAX BAND B - Worthing Borough Council



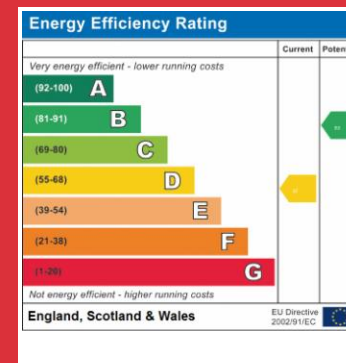
GROUND FLOOR

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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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.



Property Details:

Floor Area: 786 sq ft (73 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band B