



Brougham Road | East Worthing | BN11 2PH  
Guide Price £425,000



Jacobs Steel are delighted to offer for sale this fully renovated and deceptively spacious semi-detached family home positioned in this popular residential location in Worthing close to shops, amenities, mainline train station and the seafront. The current owner has extensively renovated this home throughout including new heating, full rewire, brand new windows, brand new kitchen & bathroom along with full landscaping. The accommodation consists of three bedrooms, kitchen/breakfast room, south facing lounge/diner, bathroom, two separate w/c's, south facing landscaped garden and off road parking for several vehicles. In addition, this property is being sold with no ongoing chain.

## Key Features

- Fully Renovated Semi-Detached House
- Three Bedrooms
- South Facing Lounge/Diner
- Brand New Kitchen/Breakfast Room
- Brand New Fitted Bathroom Suite
- Two Separate W/Cs
- Renovation Includes Full Rewire & New Windows
- Landscaped South Facing Rear Garden
- Off Road Parking For Several Vehicles
- No Ongoing Chain



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Fully renovated throughout, internal viewings are highly recommended to truly feel the quality of this home. In brief, along with carpets and decoration throughout the property also has brand new full rewire, kitchen, bathroom, heating system and double glazing. As you enter this lovely home you're welcomed by a light and airy entrance hallway which offers access to all ground floor rooms along with a under stairs w/c and stairs that rise to the first floor. Positioned to the rear of the property with a southerly aspect including views and access over the landscaped rear garden is the generous lounge/diner which offers ample space for both lounging and dining. The brand new kitchen has been fitted with an array of shaker style floor and wall mounted units, oak effect worksurfaces with a number of integrated appliances. A breakfast bar provides a convenient space to eat and offers somewhere to work. To the first floor are three bedrooms with the largest two comfortably able to accommodate a double bed. The family bathroom has been fitted with a full white suite including a bath with shower over and hand was basin. A separate w/c is also located on the first floor.

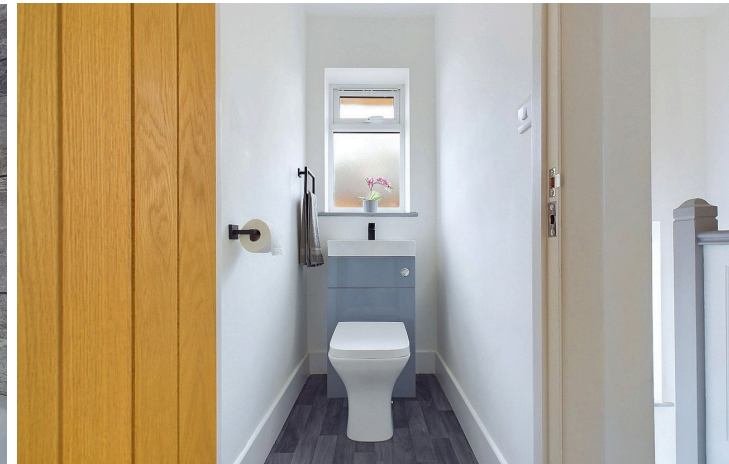
### EXTERNAL

The front garden has been cleverly designed to require minimal upkeep whilst maximising usability offering off road parking for 2/3 vehicles. The south facing garden has also been overhauled and boasts a gorgeous Indian sandstone patio, raised sleeper borders and a lawn with fences lining all boundaries. There are large double gates that lead from the driveway allowing for more off road parking.

### LOCATION

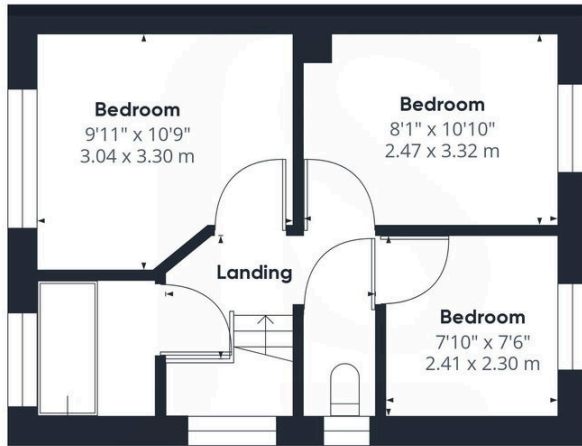
Situated In one of Worthing's most popular location's in central East Worthing less than 150 metres from Worthing Seafront and positioned conveniently to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

Council Tax Band C

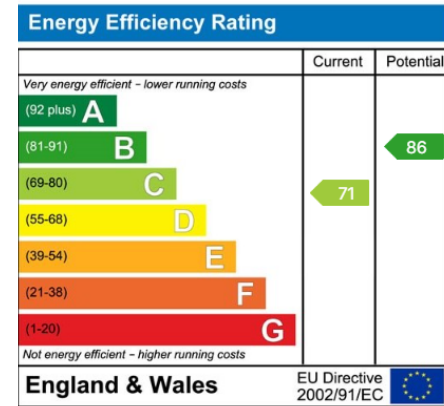




Floor 0



Floor 1



## Property Details:

Floor area \*as quoted by EPC: 732 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.