



Congreve Road | Broadwater | Worthing | BN14 8EW  
Offers in The Region of £360,000



We are delighted to offer for sale this charming mid terraced family home positioned in this desirable road in the Willmore Phillips district of Broadwater, close to local shops, amenities, mainline train station and situated within good school catchments. The property boasts three bedrooms, two reception rooms, modern fitted kitchen, three piece bathroom suite and a large rear garden. The property will be sold with no ongoing chain.



## Key Features

- Mid Terraced Family Home
- Three Bedrooms
- Dual Aspect Living/Dining Room
- Modern Fitted Kitchen
- Fully Boarded Loft Room
- Three Piece Bathroom Suite
- Large Rear Garden
- Off-Road Parking
- Close To Shops, Amenities & Mainline Train Station
- No Ongoing Chain



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The front door opens into the welcoming entrance hall with stairs that rise to the first floor, understair storage and access to all ground floor rooms. Positioned to the front of the property and measuring 13'9" x 11'9" is the living room which boasts a double glazed west facing bay window, allowing for a flood of natural daylight. This room has been made open plan with the dining room which measures 12'0" x 10' 4" to create a spacious, dual aspect room with plenty of space for both lounging and dining.

Conveniently positioned adjacent to this room and accessed to via a door, is the kitchen, which has been fitted with an array of modern white gloss floor and wall mounted units with space and provisions for an oven and multiple white goods. To the first floor are three bedrooms with one of them benefitting from fitted wardrobes and are comfortably large enough to fit a double bed alongside various other bedroom furniture. The third bedroom would make an ideal single bedroom or office. The family bathroom has been fitted with a bath with shower over, wash hand basin and toilet. The loft has been completely boarded with a drop down ladder and has been fitted with a Velux window. This desirable, family home provides huge scope for extension and viewing is highly recommended.

### EXTERNAL

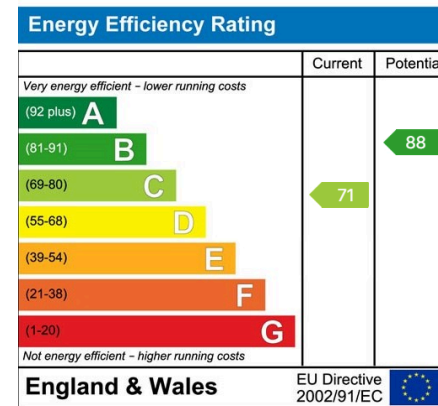
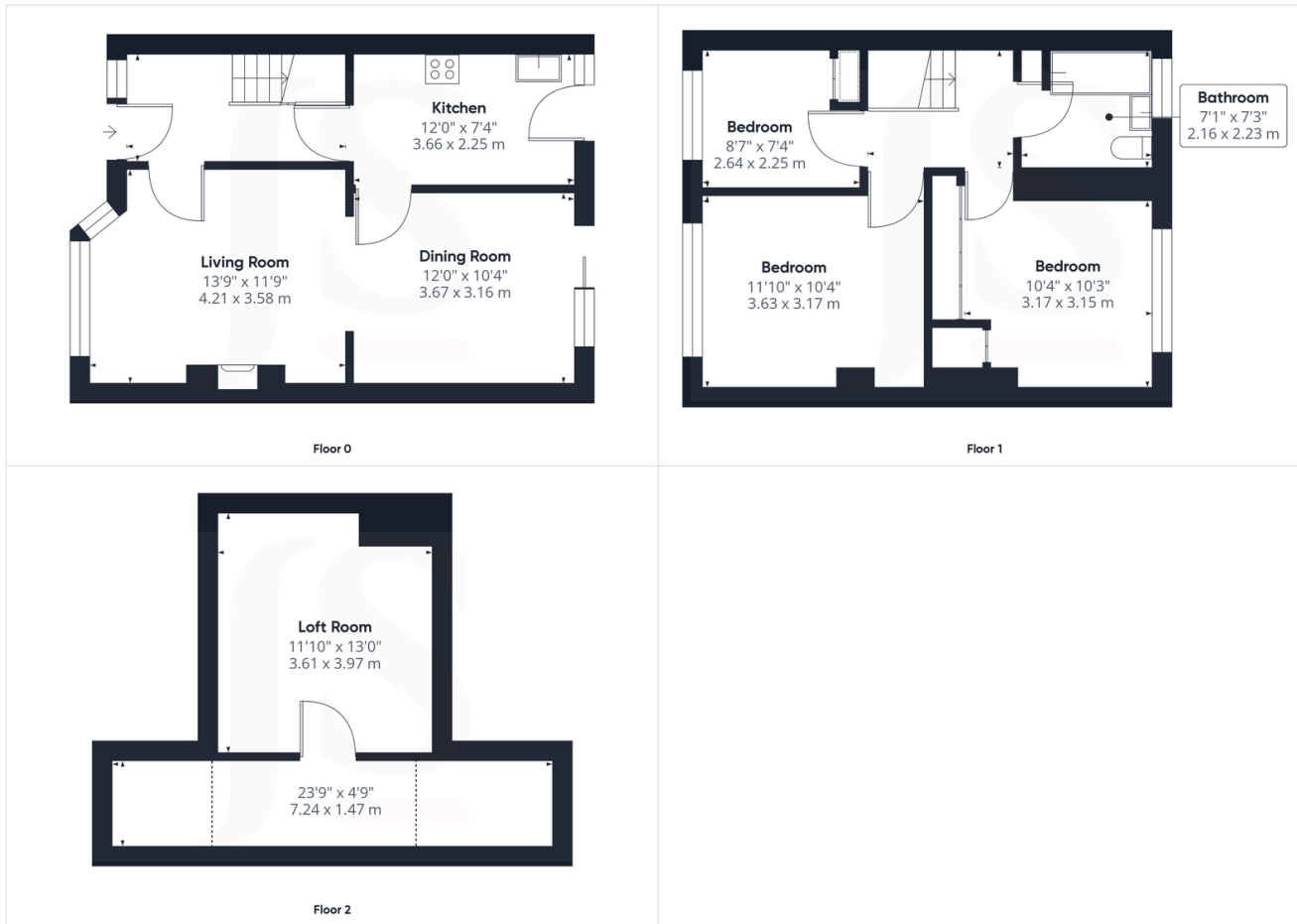
To the front of the property there is a paved front garden with some mature shrubs and trees. The rest has been paved to create off road parking. The east facing rear garden allows for a generous amount of sunshine throughout the day and particularly in the evening. The garden is mostly laid to lawn with a patio area at the top of the garden. This fully fenced garden creates a sense of privacy and seclusion.

### LOCATION

Positioned in this extremely desirable road in the Willmore Phillips district of Broadwater, this family home is approximately 0.6 miles to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. East Worthing and Worthing mainline train stations are both less than half a mile away. Bus services run nearby and is positioned within a good school catchment area. Offering easy access to the A27 and A24, this accessible location is very popular.

Council Tax Band: C





## Property Details:

Floor area \*as quoted by EPC: 915 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.