

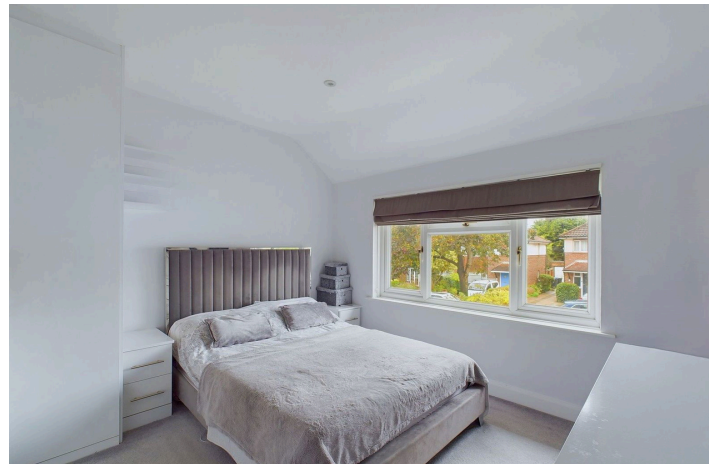


Morland Avenue | Broadwater | Worthing | BN14 8PX  
Offers Over £400,000





Jacobs Steel are delighted to offer for sale this deceptively large, extended semi-detached family house situated in this popular residential location within Broadwater close to shops and amenities. This attractive, extended house is positioned on a generously sized plot with a large landscaped rear garden and a front garden offering ample off road parking and access to a large garage with power. Internally the property boasts three bedrooms, extended kitchen/diner with bi-folding doors, separate lounge and fitted bathroom.





## Key Features

- Extended Semi-Detached House
- Three Bedrooms
- Extended Kitchen/Diner
- Separate Lounge
- Fitted Bathroom
- Landscaped Rear Garden
- Large Garage With Power
- Off Road Parking
- Popular Residential Local
- Close To Shop and Amenities



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The private front door is positioned under a covered porch and opens to a large reception room measuring a generous 17'3" x 10'10". With its westerly aspect this is a light, airy room with plenty of space for lounging. The kitchen boasts a large rear extension and has helped create a fantastic open plan family space. The kitchen has been fitted with an array of floor and wall mounted, laminate work surfaces and an array of integrated appliances. With bi-folding doors opening to the feature rear garden, the extension helps create a perfect blend of inside/outdoor living and provides space for a large family dining table. To the first floor are three bedrooms with the master bedroom positioned to the front of the property and measuring 10'11" x 10'11". The bathroom has been fitted with a full suite including a bath with shower over, toilet and hand wash basin.

### EXTERNAL

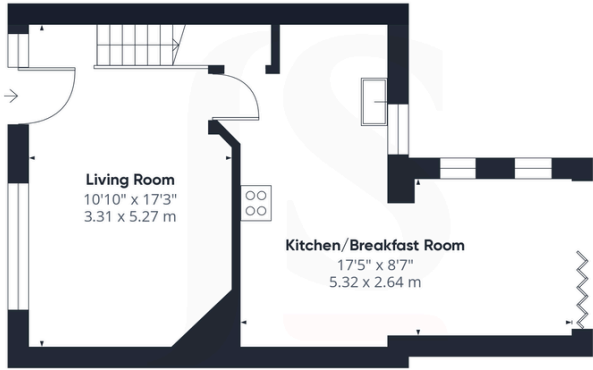
The front garden offers off road parking for several vehicle and has an area laid to artificial lawn. It is wall enclosed and has a gate giving rear access. The large feature rear garden is predominantly laid to artificial lawn with a raised decked area to the rear providing a secluded seating area. The garden is fence and has a number of mature planted trees. In addition there is a large garage 26'1" x 14'4" offering plenty of storage and the opportunity to convert to an office or home gym.

### LOCATION

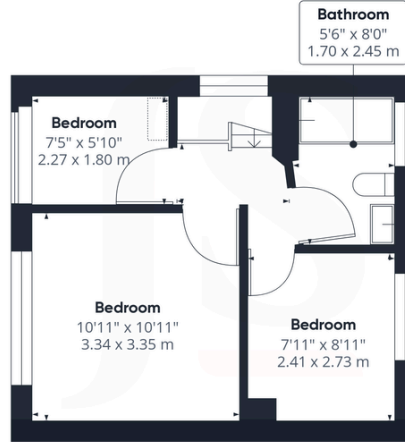
Situated In the popular Broadwater area and within easy reach of local shops and amenities. Within easy access to the A27 this property is ideal for commuters to London and Brighton. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 2 miles away. The nearest station is approximately 1.2 miles away. Bus services run nearby.

Council Tax Band D

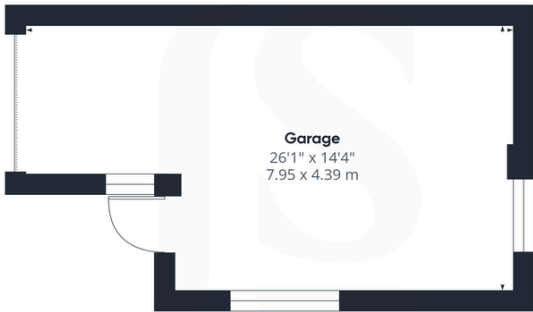




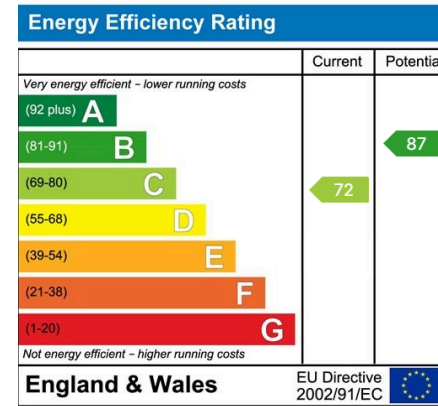
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



## Property Details:

Floor area \*as quoted by EPC: 764 SqFt

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.