



Bramley Road | Worthing | BN14 9TD
Guide Price **£450,000**



A well presented end of terrace family home in the sought after Broadwater area. Offering two reception rooms, modern kitchen, sun room, three bedrooms, newly refitted bathroom and useful loft room.



Property details: Bramley Road | Worthing

Key Features

- End of Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W.C
- Sun Room
- Re-fitted Bathroom
- Front and Rear Gardens
- Loft Room
- Popular Broadwater Area



3 Bedrooms



1 Bathroom



3 Reception Rooms

INTERNAL

This well-presented property offers a functional layout with modern touches, making it a comfortable and inviting family home. Upon entering, the welcoming entrance porch provides access to the main hall, which features stairs leading to the first-floor landing with a handy storage cupboard. To the front of the property is the main living room, a cozy space enhanced by a charming Aga log burner. Adjacent to this is a second reception room, currently utilised as a dining room. The kitchen is fitted with a range of modern units and built-in oven, hob and fridge. Stretching across the back of the property is a bright sunroom, which overlooks the rear garden and provides access to the ground floor WC. Upstairs, the property boasts three bedrooms, each capable of accommodating a double bed. The renovated bathroom is a highlight, featuring a roll-top bath, a statement vanity unit with an integrated sink and marble top, and a separate walk-in shower, blending classic elegance with modern convenience. The loft space has been fully boarded and fitted with a Velux window, offering a versatile area with ample storage that could serve as additional games room or workspace.

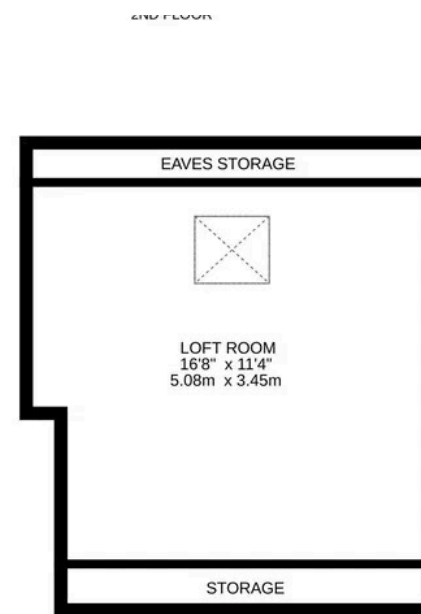
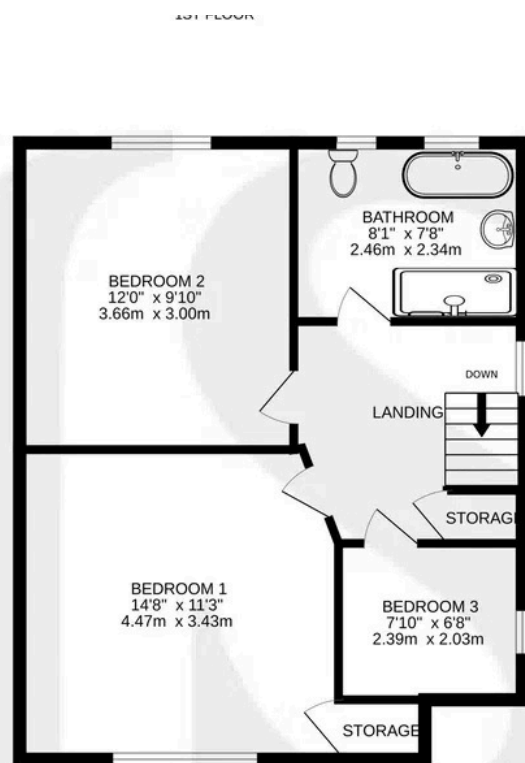
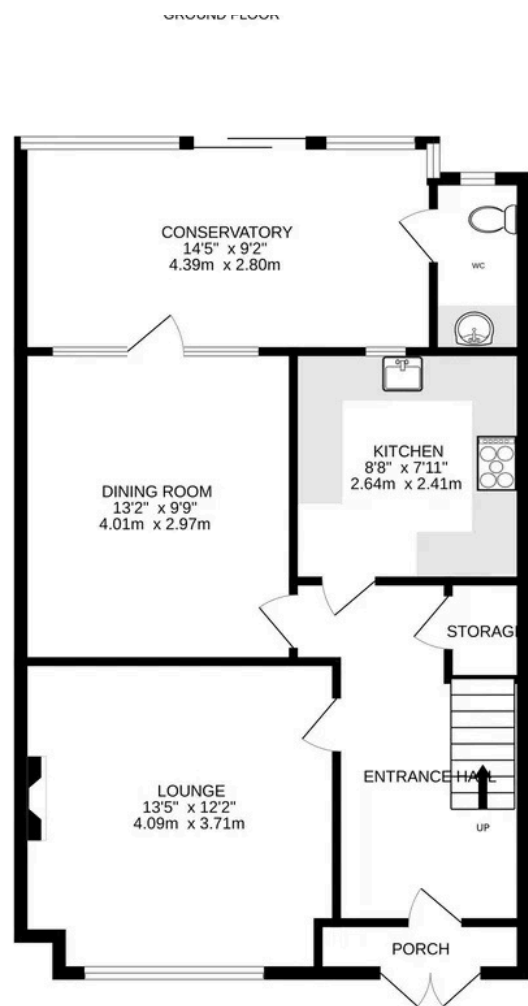
EXTERNAL

The rear garden is predominantly laid to lawn, providing a vibrant green space ideal for relaxation or family activities. Strategically placed patio areas take full advantage of the sun throughout the day, creating perfect spots for al fresco dining, entertaining guests, or simply unwinding outdoors. A convenient garden gate offers side access, making it practical for bicycle storage at the rear of the garden.

SITUATED

In the popular area of Broadwater in a quiet street with ample parking. Local shops and amenities can be found in close proximity with Lyons Farm located approximately 0.4 miles and Broadwater Village nearby. The property provides easy access to the A27 and A24 which offer routes to both Brighton and London. Local schools, parks and pubs can all be found within a short distance of the property. Worthing Town Centre has a comprehensive range of shops, restaurants, pubs, cinemas, theatres and leisure facilities and is approximately 2 miles away. Bus services nearby provide access to Worthing and the surrounding area.





Property Details:

Floor area as quoted by EPC: 968 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.