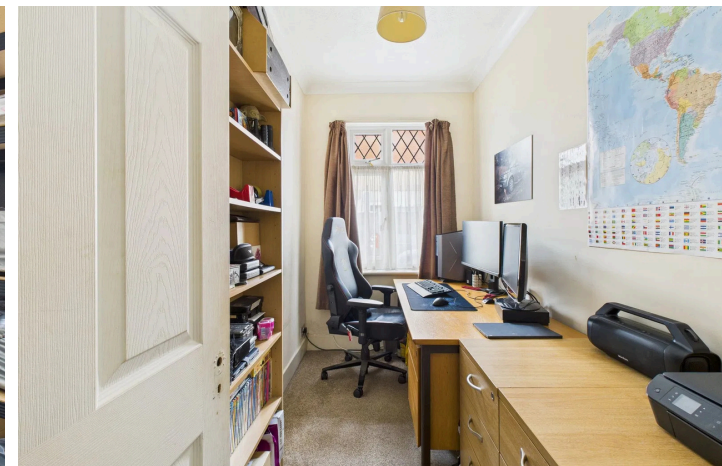




Cecilian Avenue | Broadwater | Worthing | BN14 8AY
Offers Over £675,000



Jacobs Steel are delighted to present this impressive detached family home, ideally positioned on a generous corner plot in the sought-after Broadwater area. Located within easy reach of excellent schools, local shops, and transport links — including Worthing Central train station — this spacious residence offers versatile living accommodation perfect for modern family life. The ground floor features a bright and airy dual-aspect living room, a large fully fitted kitchen, and an additional reception room divided into two home offices, alongside a shower room. Upstairs, you'll find four generously sized double bedrooms and a well-appointed bathrooms. Outside, the property boasts private south and west-facing gardens, a garage, and ample off-road parking for multiple vehicles.



Key Features

- Substantial Detached Family Residence
- Four Double Bedrooms
- Two Bathrooms
- Double Aspect Lounge/Diner
- Two Further Reception Rooms/Home Offices
- Large Fitted Kitchen
- Private Driveway And Garage
- Gardens To South And West
- Popular Broadwater Location
- Close To Schools, Shops and Transport Links



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

A charming Wisteria-covered archway welcomes you to this beautifully presented detached family home, leading to a sheltered entrance porch and a solid wood front door flanked by side windows, flooding the spacious hallway with natural light. From here, doors open to all principal rooms, and a staircase ascends to the first-floor landing. The generous living room measures an impressive 23'08" x 14'09", featuring a dual aspect with a large bay window and French doors that open directly onto the garden — perfect for indoor-outdoor living. The heart of the home is the expansive kitchen, measuring 16'05" x 15'07", fitted with an extensive range of cabinets with solid oak doors, Quartz worktops, and ample space for a Range-style oven alongside other appliances. Convenient internal access to the garage and driveway is also provided from the kitchen. A second reception room has been thoughtfully divided to create two separate spaces, currently used as home offices, offering excellent flexibility for modern living. Completing the ground floor is a stylish shower room with a WC. Upstairs, the property boasts four generously proportioned double bedrooms. The principal bedroom enjoys a south and west-facing dual aspect and measures 16'10" x 11'09". The family bathroom features both a corner bath and a walk-in shower cubicle with a spa-style shower, while a separate WC is located at the opposite end of the landing for added convenience.

EXTERNAL

The property and gardens are enclosed by close board fencing, with double gates that leads to a bricked driveway which provides off road parking for multiple vehicles. A pathway divides the garden in two, with a lawn and flower and shrub borders. The rear garden faces west and is enclosed by a brick wall and is also laid to lawn with tree, bushes and shrubs. There is a section of patio which creates a section of garden for all ages. A garage is located at the rear.

LOCATION

Situated In this popular residential position being approximately half a mile from Broadwater Village Centre with its local shops, whilst Worthing Town Centre with its comprehensive range of shopping facilities and amenities is 0.5 Miles away. Worthing Central train station is less than 0.5 Miles away with local schools for all ages within easy reach whilst bus services to surrounding districts pass close by.

Council Tax Band E

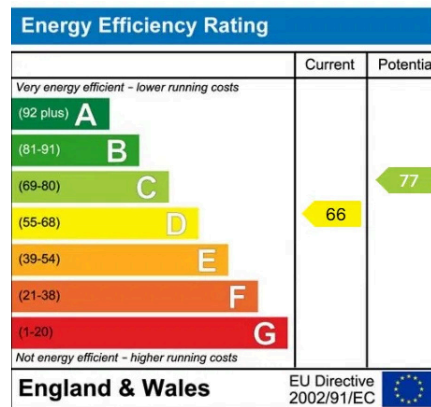




Ground Floor



Floor 1



Property Details:

Floor area *as quoted by EPC: 1908 SqFt

Tenure: Freehold

Council tax band: E

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.