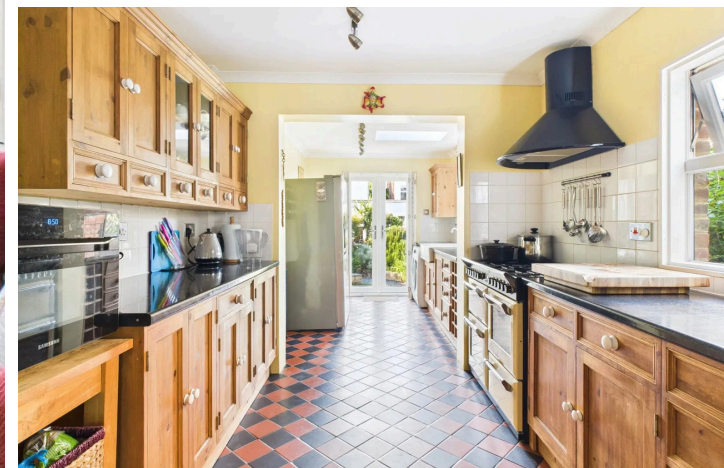




Southfield Road | Broadwater | Worthing | BN14 9EH
Guide Price of £375,000



Jacobs Steel are pleased to present this beautifully presented Edwardian mid-terrace house, ideally situated on a highly sought-after residential road in Broadwater. This characterful property is perfectly positioned within easy reach of local shops, reputable schools, and excellent transport links. The accommodation comprises a welcoming entrance hallway, a bright and spacious bay-fronted lounge, a separate dining room, and a generously sized kitchen. Upstairs, the first floor offers two double bedrooms and a well-appointed four-piece family bathroom. Externally, the rear garden has been thoughtfully landscaped to offer a tranquil, low-maintenance retreat with the added benefit of rear access.



Key Features

- Mid Terrace Edwardian Home
- Immaculately Maintained Throughout
- Bay Fronted Living Room
- Separate Dining Room
- Generous Dual Aspect Kitchen
- Four Piece Bathroom Suite
- Two Double Bedrooms
- Landscaped Rear Garden
- Popular Residential Neighbourhood
- Internal Viewing Highly Recommended



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Upon entering through a newly installed 'Accoya' front door, the entrance hallway has stairs ascending to the first floor and allows access to the main living area. The living room measures 12'10" x 10'02" and benefits from a south facing bay fronted window to allow for plenty of natural light, with shutters installed on the inside to give the property a modern touch, a common theme throughout the home. Additionally, a feature fireplace and exposed floorboards add to the Edwardian charm. The separate dining room measures 10'09" x 10'10", plenty of space for a dining table and chairs, along with a cabinet or sideboard, and benefits from yet another cast iron fireplace. The kitchen is accessed at the rear and features Terracotta and black floor tiles, an abundance of wooden wall and base mounted cabinets and drawers complimented by a black worktop. The kitchen has space and provisions for an Range style oven and a washing machine adjacent to the butler style double sink. On the first floor there are two double bedrooms, both with cast iron fireplaces. The master bedroom measures 13'10" x 11'03" and benefits from fitted wardrobes and two south facing windows, with a generous second bedroom measuring 11'01" x 08'06" The family bathroom features a four piece sweet with a freestanding roll top bath, a walk in shower cubicle, toilet with high rise cistern and a wash hand basin with a pedestal.

EXTERNAL

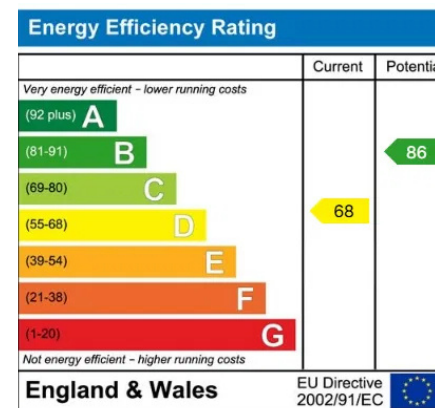
The front of the property is paved for ease of maintenance and enclosed by a low lying brick wall. The rear garden has been landscaped to create a delightful exterior to unwind. The garden features raised flower beds, a water feature, seating area and slate path. There is a sunroom/shed located at the rear of the garden, with gated access to a Twitten behind.

LOCATION

Situated In the popular area of Broadwater, local amenities can be found nearby within a 2 minute walk. The property provides easy access to the A27 and A24 and is close to local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is also easily accessible. The nearest station is Worthing which is only a short walk away. Bus services run nearby.

Council Tax Band B





Property Details:

Floor area *as quoted by EPC: 834 Sqft

Tenure: Freehold

Council tax band: B

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.