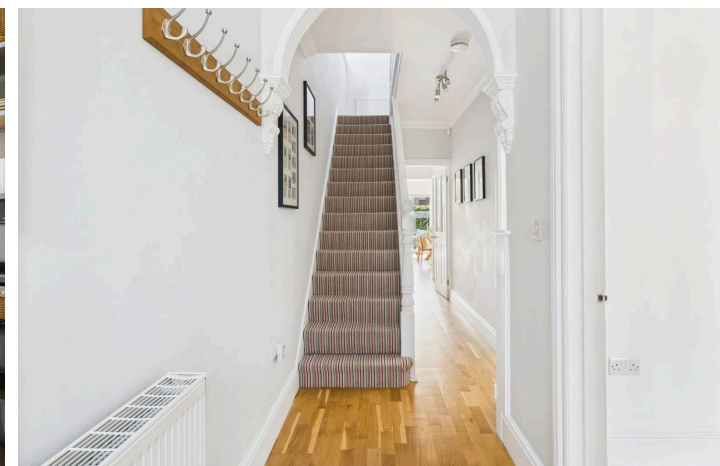




Kingsland Road | Broadwater | Worthing | BN11 3AW
Guide Price £575,000



We are delighted to offer for sale this charming and exceptionally spacious semi detached period home, situated in the highly sought after area of Broadwater, close to local shops, amenities and mainline train station. The property boasts three double bedrooms, generously sized separate living/dining room for versatile usage, south facing open plan kitchen/diner, ground floor w/c & utility room, two contemporary bathroom suites, beautifully landscaped south facing garden, off road parking for multiple vehicles and is being sold with no ongoing chain.



Key Features

- Semi Detached Period Home
- Three Double Bedrooms
- Excellently Presented Throughout
- Ground Floor W/C & Utility Room
- Offering A Wealth Of Traditional Features
- Beautifully Landscaped South Facing Rear Garden
- Off Road Parking
- Close To Local Shops & Amenities
- Popular & Quiet Broadwater Location
- Sold With No Ongoing Chain



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

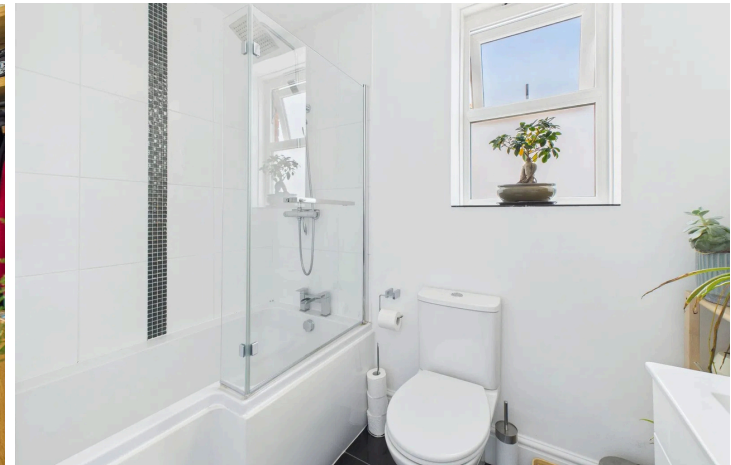
The double-glazed, covered front door opens into a bright and inviting entrance hall, providing access to all principal ground floor rooms, convenient under-stair storage, and a staircase rising to the first floor. At the front of the property, the elegant bay-fronted living room measures a generous 12'11" x 14'3". This well-proportioned space accommodates a variety of freestanding furniture and offers a cosy retreat during cooler months, enhanced by the charm of an original period fireplace, which creates a striking focal point. Adjoining the living room is a versatile reception room currently arranged as a home office, complete with a modern air conditioning unit, making it an ideal workspace. Alternatively, this room could be effortlessly repurposed as a formal dining area, reading room, or snug, depending on lifestyle needs. To the rear of the home, the impressive kitchen/diner spans 10'3" x 16'7" and benefits from uninterrupted south and west-facing views, ensuring the space is bathed in natural light throughout the afternoon. Double-glazed patio doors open directly onto the garden, creating a seamless transition between indoor and outdoor living, perfect for entertaining. The kitchen itself is fitted with a sleek range of white gloss wall and base units, complemented by dark granite worktops for a sophisticated finish. Integrated appliances include an electric oven, five-ring gas hob, dishwasher, and fridge/freezer, all designed to meet the needs of modern living. Thoughtful additions to the ground floor include a separate utility room, ideal for housing laundry appliances, and a discreet guest WC. Upstairs, the property boasts three generous double bedrooms. The principal bedroom, located at the front, features a bay window and measures 12'8" x 12'3". It is further enhanced by a stylish en-suite shower room with contemporary fixtures. The two additional bedrooms are equally well-sized, each capable of comfortably accommodating a double bed along with other freestanding furnishings. Completing the upper floor is the family bathroom, fitted with a three-piece suite including a bathtub with shower over, WC, and hand basin. This exceptional home showcases a wealth of character throughout, from Victorian-style arched doorways and decorative corning to original fireplaces with period tiling in the reception rooms and bedrooms. It combines timeless architectural features with modern enhancements, creating a unique and highly desirable residence.

EXTERNAL

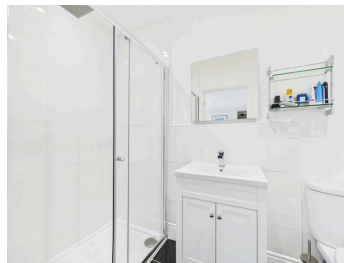
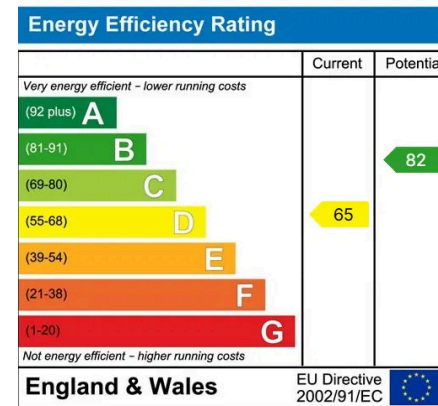
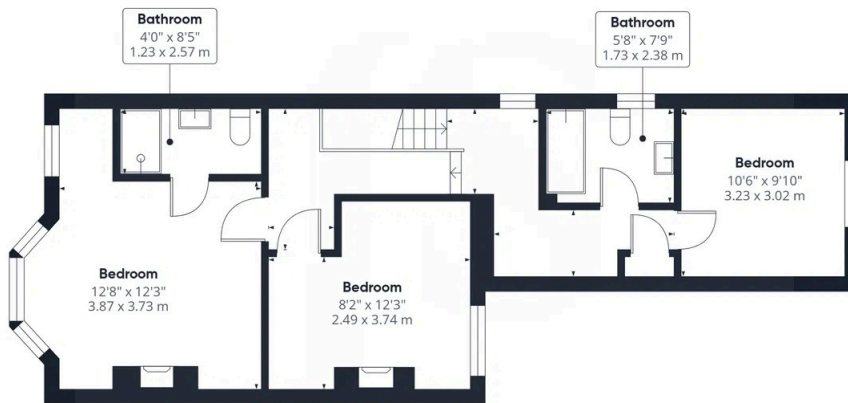
To the front of this impressive home, a beautifully block-paved driveway, accessed via a dropped kerb, offers generous off-road parking for multiple vehicles. To the rear, you'll find a recently landscaped, south-facing garden that has been thoughtfully designed as a stylish, low-maintenance retreat for the whole family to enjoy. Predominantly laid with elegant patio paving, the garden also features a raised seating area, perfect for al fresco dining or relaxing in the sun. Towards the bottom of the garden, a section of high-quality artificial lawn creates a distinct second zone, subtly divided by a variety of mature trees and planted shrubs, providing both privacy and visual interest. Convenient side access to the property makes it easy to bring through bicycles, garden furniture, or tools with ease.

LOCATION

Situated In the popular area of Broadwater, local amenities can be found nearby approximately 230 metres away. 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 approximately one and a half miles away. The nearest station is Worthing which is approximately one mile away. Bus services run nearby. Council Tax Band D



To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area *as quoted by floorplan

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.