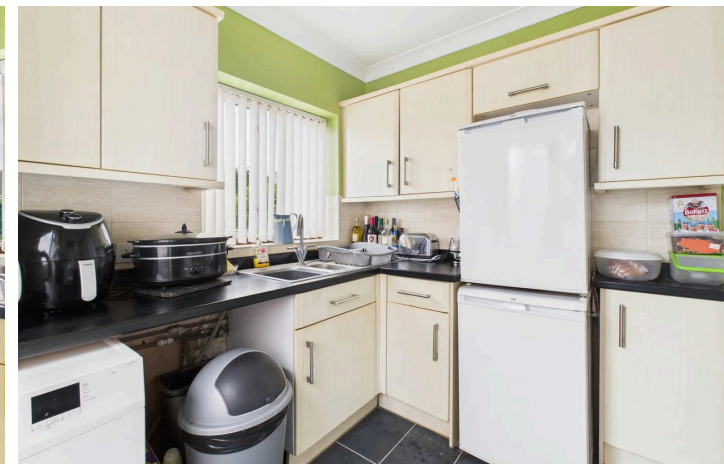




Bramber Road | Broadwater | Worthing | BN14 8QB
Offers Over £415,000



We are delighted to offer for sale this spacious end of terrace house situated in the highly sought after location of Broadwater, close to local shops and amenities. The house boasts three bedrooms, dual aspect open plan living/dining room, fitted kitchen & bathroom, substantial west facing rear garden, off road parking and garage.



Key Features

- End Of Terrace Family House
- Three Bedrooms
- Dual Aspect Open Plan Living/Dining Room
- Fitted Kitchen
- Garage
- Off Road Parking
- Substantial West Facing Rear Garden
- Close To Local Shops & Amenities
- Popular Broadwater Location
- Scope For Extension STPP



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

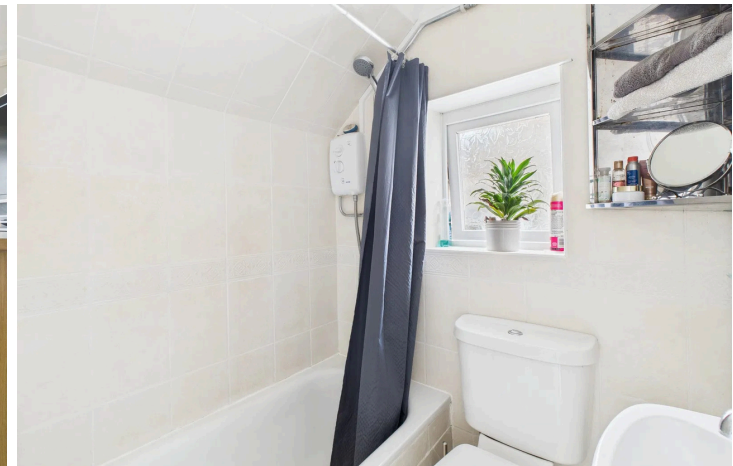
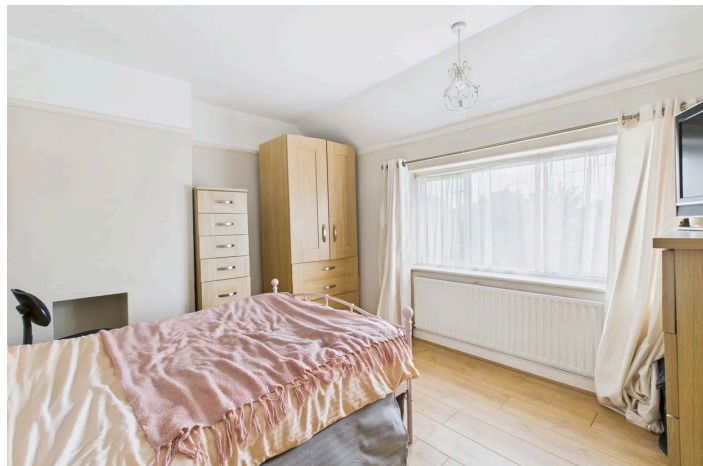
The covered front door opens into a welcoming entrance hall, providing access to all ground floor rooms and a staircase rising to the first floor. Spanning the full length of the property is a spacious open-plan living and dining room, measuring a generous 10'9" x 12'8" and 11'8" x 10'3" respectively. This light-filled space enjoys dual-aspect views to the east and west, allowing natural sunlight to pour in throughout the day and creating a bright, airy atmosphere. These versatile rooms can easily function as one large entertaining area or be arranged as two distinct spaces to suit your needs. Adjacent to the dining room is the kitchen, fitted with a range of neutral wall and base units and offering space and provisions for multiple white goods. Upstairs, the first floor hosts three well-proportioned bedrooms. The two principal rooms comfortably accommodate a double bed along with additional freestanding furniture. Completing the upper floor is the family bathroom, fitted with a modern three-piece suite comprising a bath with shower overhead, WC, and hand wash basin.

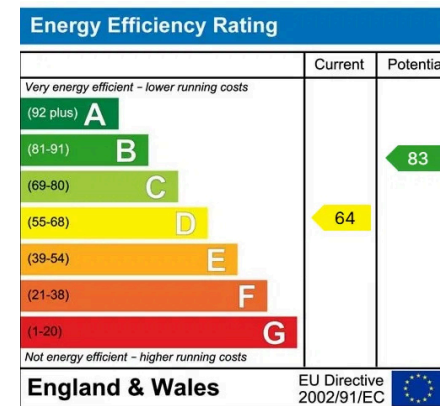
EXTERNAL

To the front of the property, a shared driveway is conveniently accessed via a dropped kerb, offering ease of entry. Additionally, there is potential to create further off-road parking by converting part of the generous front lawn. The substantial west-facing rear garden enjoys plenty of afternoon and evening sunshine and is mainly laid to lawn, offering an excellent opportunity to extend the property to the rear—subject to the necessary planning permissions. A garage is also located at the rear and can be accessed via the shared driveway.

LOCATION

Positioned in this highly sought after and accessible location within easy reach of the A27 Upper Brighton Road and convenient access to neighbouring towns. Lyons Farm retail park, with its Sainsburys superstore and other outlets, is within half a mile, whilst Broadwater village centre is approximately three quarters of a mile away. The popular Bramber Primary School is only a short distance away. 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.

Property Details:

Floor area *as quoted by floorplan

Tenure: Freehold

Council tax band: C