



Normandy Road | Broadwater | Worthing | BN14 7DX  
Offers In The Region of £440,000





We are delighted to offer for sale this well presented and spacious end of terrace family home, situated in the highly sought after Broadwater location close to local shops, amenities and mainline train station. The property boasts three bedrooms, modern fitted kitchen, dual aspect living/dining room, contemporary bathroom suite, ground floor w/c, large rear garden, ample off road parking and a garage.





## Key Features

- End Of Terrace Family House
- Three Bedrooms
- Dual Aspect Living/Dining Room
- Ground Floor W/C
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Garage
- Ample Off Road Parking
- Close To Local Shops, Amenities & Mainline Train Station
- Highly Sought After Broadwater Location



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The double-glazed front door opens into a practical and inviting storm porch—perfect for hanging coats and kicking off shoes before stepping into the main home. From here, a welcoming entrance hall provides access to all ground floor rooms, offers handy under-stair storage, and features stairs rising to the first floor. To the rear of the property, the kitchen enjoys a peaceful outlook and has been thoughtfully fitted with a range of classic shaker-style wall and base units. These are topped with elegant marble-effect laminate worktops, giving the space a smart and timeless finish. Integrated appliances include a fridge freezer, dishwasher, eye-level microwave, and concealed bins for both rubbish and recycling, making for a sleek and functional workspace. The spacious living/dining room is located at the front of the house, with each area generously proportioned at 12'11" x 12'5" and 10'11" x 12'3". Thanks to the dual-aspect windows, this open-plan space is bathed in natural light throughout the day—welcoming the morning sun from the east and capturing golden evening rays from the west—creating a bright, airy and uplifting atmosphere all year round. Also on the ground floor is a convenient WC, fitted with a modern toilet and hand wash basin. Upstairs, the first floor hosts three well-proportioned bedrooms. The two largest are comfortable doubles, measuring 13'0" x 10'10" and 10'10" x 12'4", with ample space for a large bed and a range of freestanding furniture. The third bedroom is ideal for use as a generous single, a nursery, or a home office—offering flexibility to suit modern lifestyles. The bathroom has been tastefully appointed with a blend of traditional and contemporary design elements. It features a freestanding roll-top bath with overhead shower, a stylish hand wash basin, and a toilet—creating a relaxing retreat for end-of-day unwinding.

### EXTERNAL

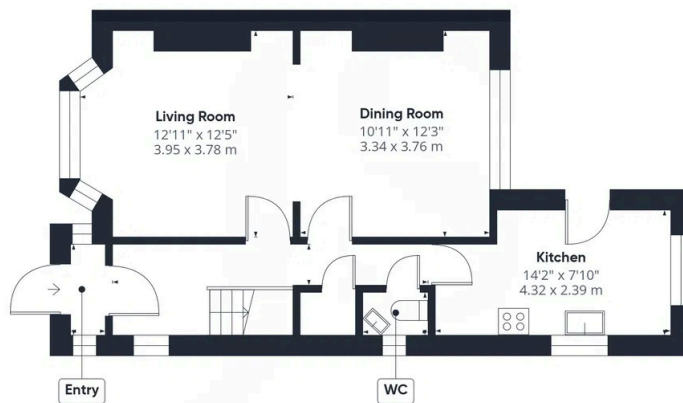
To the front of the property is a paved driveway accessed via dropped kerb providing off road parking. The shared driveway provides access to the garage located to the rear. The east facing rear garden has been predominately laid to lawn with a paved path leading to the bottom of the garden where there is a raised decked area, perfect for absorbing the afternoon sun and underneath the wooden pergola.

### LOCATION

Located in the popular Broadwater area with local shops being available at nearby South Farm Road and Broadwater's main shopping parade, both within a short walk. The area is popular with families as it falls within sought after school catchment areas, including Broadwater CofE Primary.

Council Tax Band C

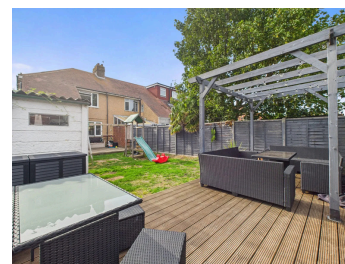
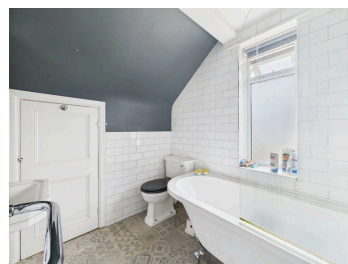
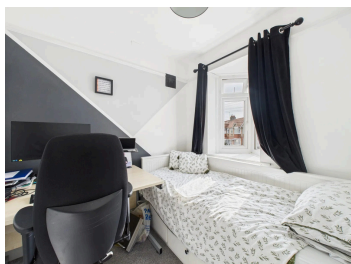
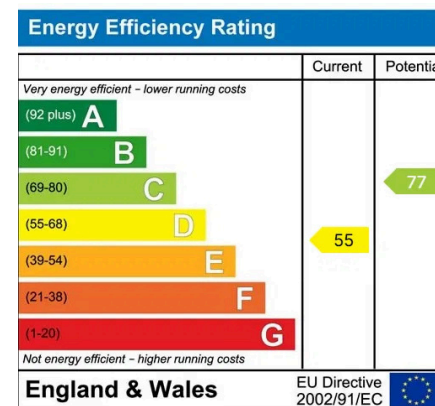




Ground Floor



Floor 1



## Property Details:

Floor area \*as quoted by floorplan

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.