

BROADWATER OFFICE

2 Broadwater Boulevard, Worthing, West Sussex, BN14 8JE

Tel. 01903 237992 broadwater@jacobs-steel.co.uk



95 Southfield Road, Worthing, BN14 9EQ | Asking Price £289,950

- Victorian Terrace House
- Lounge with Open Fire Place
- Modern Fitted Kitchen
- Recently Redecorated Throughout
- Gas central Heating
- Two Bedrooms
- Dining Room
- Enclosed Rear Garden
- Full Double Glazed
- Popular Broadwater Area



This well presented Victorian property has been decorated throughout and offers modern fixtures and fittings. The ground floor accommodation includes a South aspect lounge that opens into a spacious dining room, a step down into the fitted kitchen that has space for all your appliances and access to the rear garden. To the first floor there are two good size bedrooms and a spacious bathroom with feature roll top bath.

The property benefits from fully double glazed windows, feature working fireplaces to many of the rooms and gas heating.

Located in the popular Broadwater area, locals shop and amenities are within easy walking distance.



ENTRANCE HALL

Approached by part double glazed door, opening into

DINING ROOM

13' 8" x 11' 0" (4.17m x 3.35m) Stairs rising to first floor landing with under stairs storage cupboard, double glazed window, radiator. opening into

LOUNGE

11' 2" x 10' 5" (3.4m x 3.18m) South aspect double glazed windows, feature working fireplace, radiator, television point.

KITCHEN

11' 0" x 8' 4" (3.35m x 2.54m) Modern fitted suite comprising areas of fitted work surface with inset butler sink, fitted gas hob with extractor over and oven below, integrated fridge/freezer and dishwasher, space for washing machine, range of shelved wall and base cupboards, double glazed window and double glazed door to rear garden.

FIRST FLOOR LANDING

Access to loft space, built in storage cupboard.

MASTER BEDROOM

13' 8" x 11' 3" (4.17m x 3.43m) South aspect double glazed windows, radiator, feature cast iron fire place.

BEDROOM TWO

11' 1" x 8' 0" (3.38m x 2.44m) Double glazed window, radiator.

BATHROOM

10' 9" x 8' 4" (3.28m x 2.54m) Feature roll top bath, step in shower cubicle, low level flush w.c, pedestal wash hand basin, feature cast iron fireplace, radiator and double glazed window.

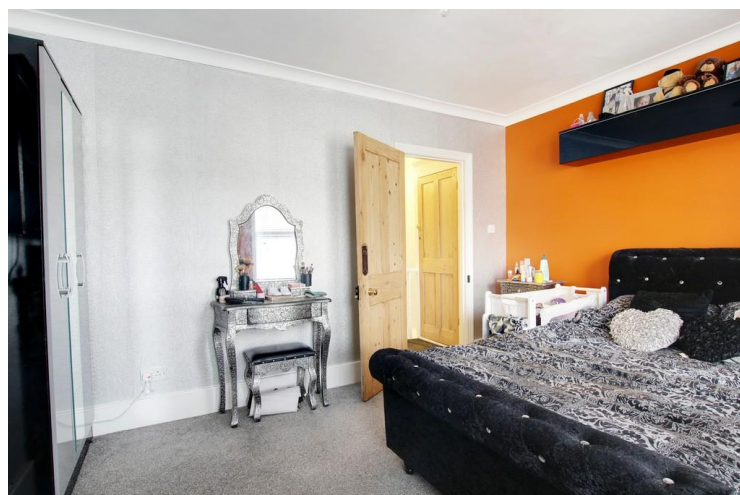
OUTSIDE

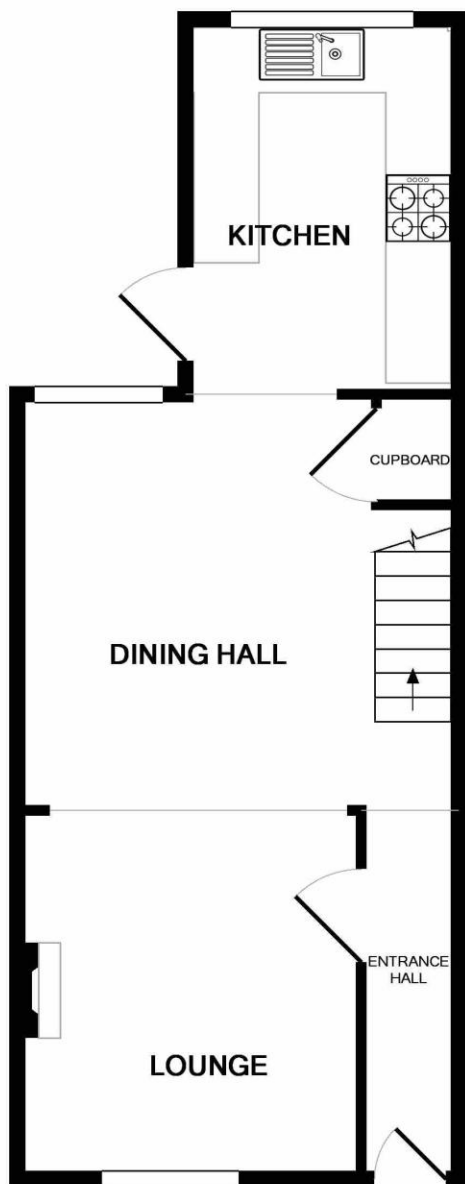
FRONT GARDEN

Feature tiled pathway to front door and flower bed to the side, enclosed by brick wall.

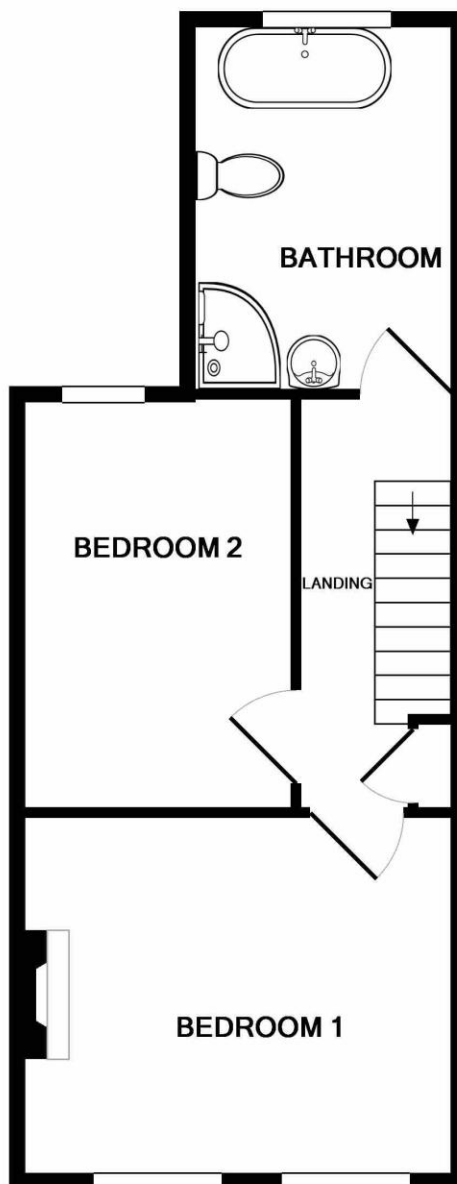
REAR GARDEN

Majority laid to lawn and enclosed by fencing to all sides.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,

Floor Area

/ - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band B Worthing Borough Council

Viewing Arrangements

Strictly by appointment

Contact Details

2 Broadwater Boulevard, Worthing, West Sussex, BN14 8JE

www.jacobs-steel.co.uk

broadwater@jacobs-steel.co.uk

01903 237992

%epcGraph_c_1_349%

Energy Performance Certificate
to follow

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 traveling 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.