



19 Ardsheal Close, Broadwater, BN14 7RP Offers Over £410,000

Chain Free OFFERS INVITED John Edwards & Co is delighted to present this three-bed semi-detached house in Ardsheal Close, just minutes from Worthing mainline train station, enabling easy access into London, Brighton, and Littlehampton, a short walk from Worthing's town centre and historic seafront, within the catchment area of many prominent local schools, and a short drive from the beautiful South Downs. It is also within a few minutes' of both vibrant Broadwater Village, with its shops, cafés, restaurants and pubs, and Broadwater Green, the site of many local community events and perfect for dog walkers.

The property comprises three bedrooms, two large reception rooms, a fitted kitchen with integrated appliances, a large family bathroom, downstairs WC, large front and rear gardens, and plenty of space for off street parking. It is also offered chain free.

This is a genuinely lovely and surprisingly spacious property in a hugely desirable area, and one in which we anticipate a great amount of interest. Viewing is essential to fully appreciate all it has to offer.

*** CHAIN FREE ***

EXTERIOR

The front garden is brick paved, providing off-road parking for multiple cars, with two artificial grass sections, providing space potted plants and bin storage. There is gated access into the rear garden along the side of the property, and exterior lighting. The front door is sheltered beneath a storm porch.

ENTRANCE HALL



The entrance hall has a carpeted floor, a skimmed ceiling with inset spotlighting, a radiator, power points, and the doors into the living room, the second reception room, the kitchen, the downstairs WC, and the stairs to the first floor landing with some under stairs storage. There is also an inbuilt cupboard which houses the meterage.

LIVING ROOM



Good sized main reception room (currently used as a downstairs bedroom by the present owner) which has a carpeted floor, a skimmed ceiling with central ceiling rose and pendant lighting, picture rails, a radiator, TV and power points, and a double-glazed bay window to front aspect.

RECEPTION ROOM TWO



Second good sized reception room which has a laminate wood floor, a skimmed ceiling with central ceiling light, picture rails, some wall-mounted shelving, a large feature fireplace, TV and power points, a radiator, and double-glazed windows and doors to rear aspect, overlooking the rear garden.

KITCHEN



The kitchen features a range of wall and base mounted units, square-edged work surfaces with an inset sink and drainer, a freestanding double oven and grill with four burner gas hob and extraction unit over, and an integrated fridge freezer and slimline dishwasher. There is a vinyl floor, a coved and skimmed ceiling with suspended spotlighting, part-tiled walls, power points, double-glazed windows to rear aspect, and an opaque double-glazed door to side, and an inbuilt internal pantry/utility cupboard, which has space and plumbing for a washing machine. The boiler servicing the property is also situated here, and is concealed within a kitchen cupboard.

DOWNSTAIRS WC

Convenient downstairs cloakroom which has a low-level WC, a pedestal hand wash basin, a tiled floor, tiled walls, a coved and

skimmed ceiling with central ceiling light, a wall-mounted storage cupboard, and an opaque double-glazed window to side aspect.

STAIRS & FIRST FLOOR LANDING



The stairs are carpeted with a wooden banister. There is an opaque double-glazed window to side aspect at the half landing level, and on the landing there is a carpeted floor a coved and skimmed ceiling with both inset spot and pendant lighting, a smoke detector, and the doors into all three bedrooms and the family bathroom . There is also access into the loft via a ceiling hatch.

BEDROOM ONE



Good sized double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting, picture rails, a radiator, TV and power points and a double glazed bay window to front aspect.

BEDROOM TWO



Second good sized double bedroom which has a carpeted floor a skimmed ceiling with pendant lighting, picture rails, plenty of inbuilt wardrobe storage, a radiator, TV and power points, and a double-glazed bay window to rear aspect.

BEDROOM THREE



The third bedroom has a carpeted floor, a coved and skimmed ceiling with pendant lighting, a radiator, TV and power points, and a double-glazed window to front aspect.

FAMILY BATHROOM



Good sized family bathroom with a four piece suite comprising a large bath with central shower attachment, a walk-in shower cubicle with folding glass screen, a pedestal hand wash basin with storage below, and a low-level WC. There is a laminate wood floor, a coved and skimmed ceiling with inset spotlighting, tiled walls, two large wall mounted mirrors, a radiator, an extractor fan, and an opaque double-glazed window to rear aspect.

REAR GARDEN



The rear garden is laid to lawn and fringed with established plant, shrub, and flower borders. A large patio area provides plenty of space for garden furniture, barbecuing, and alfresco dining, with a large wooden shed providing storage for garden furniture and equipment. A large raised decking area at the rear of the garden is also ideal for outdoor seating/dining, there is a large wooden summerhouse which could easily be converted into a home office/gym/treatment room for those looking to work from home. There is also exterior lighting, an outside tap, and a large hardstanding area to the side of the property, with gated access onto the driveway, and exterior power sockets.

Floor Plan

Ardsheal Close, Worthing, BN14 7RP

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft

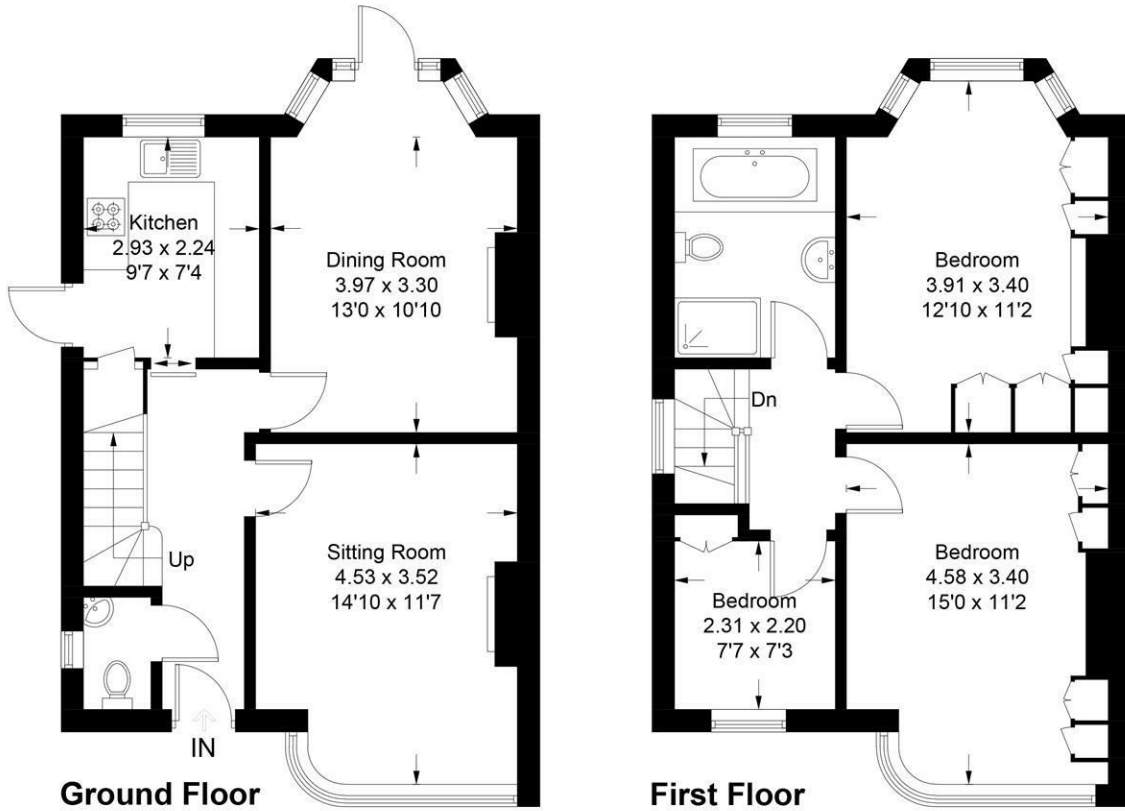
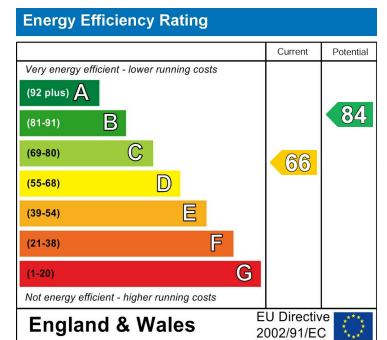


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2023

Area Map



Energy Efficiency Graph



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