



## 53 Brittany Road, Worthing, BN14 7DZ

### Asking Price £440,000

John Edwards & Co is delighted to present this beautiful terraced house in Brittany Road, in the heart of Worthing's ever popular Broadwater area, just a short distance from Broadwater Village, with its shops, cafés, restaurants and bars, close to the mainline train station, enabling easy access into London, Brighton, and Littlehampton, and approximately a mile from Worthing's vibrant town centre and historic seafront. It is also situated within the catchment area of several prominent local schools, including Downsbrook and Whytemead primary schools, and Worthing High, Davisons, Durrington, Bohunt, and St Andrews high schools.

The property features three bedrooms, two reception rooms, a fitted galley-style kitchen, a family bathroom, a beautifully maintained rear garden, off-street parking for two cars, and a purpose-built exterior workshop which could easily be converted into a home office, salon, home gym or treatment room for those looking to work from home.

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

## EXTERIOR



The front garden is block paved, providing off-road parking for two cars, and fringed with established plant, shrub, and flower beds, with some mature hedgerows. There is plenty of space for potted plants and bin storage, and the front door is sheltered beneath a storm porch, with exterior lighting, and brackets for hanging baskets.

## ENTRANCE HALL



The bright and spacious entrance hall has a wood floor with inlaid weather matting, a textured ceiling with pendant lighting, a radiator, the doors into the living room and kitchen, and the stairs to the first floor landing, with a storage below which houses the electrics.

## LIVING ROOM



The good sized living room has a wood floor, a coved and textured ceiling with both pendant and inset lighting, some fitted wall-mounted shelving, TV and power points, a contemporary recessed gas fireplace, a radiator, and a double-glazed bay window to front aspect. An open archway leads through into the dining room.

## DINING ROOM

The second reception room has a wood floor, a coved and skimmed ceiling with both pendant and inset lighting, some fitted wall-mounted shelving, a radiator with decorative wooden cover, plenty of space for a dining table and chairs, power points, double-glazed French-style doors to rear aspect, leading out onto the rear patio, and access into the storage cupboard.

## STORAGE CUPBOARD



The property also has the benefit of a good sized storage cupboard (formerly a downstairs WC), which has a carpeted floor, a textured ceiling with central ceiling light, wall-mounted shelving, and power and light. It also houses the boiler presently servicing the property, and is perfect for stowing vacuum cleaners, ironing boards, etc. It could easily be restored back into a lavatory, or even a utility space.

## KITCHEN



The kitchen features a range of wall and base mounted units with undercabinet lighting, rolled top work surfaces with an inset sink and drainer, an integrated oven and grill, four burner gas hob with extraction unit over, and dishwasher, and space and plumbing for a washing machine. There is a tiled floor, part-tiled walls, a textured ceiling with suspended spotlighting, power points, and double glazed windows and door to rear aspect out onto the garden patio.

## STAIRS & FIRST FLOOR LANDING



The stairs are carpeted with a wooden banister. On the landing level there is a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, power points, the doors into all three bedrooms and the bathroom, and access into the loft via a ceiling hatch.

## BEDROOM ONE



Good sized double bedroom which has a wood floor, a skimmed ceiling with pendant lighting, power points, fitted wardrobes - one of which doubles as an airing cupboard and houses the water cylinder, a radiator, and double-glazed windows to rear aspect.

## BEDROOM TWO



Second good sized double bedroom which has a carpeted floor, a skimmed ceiling with pendant lighting, a radiator, TV and power points, fitted wardrobes, wall mounted shelving, and a double-glazed bay window to front aspect.

## BEDROOM THREE



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

## BATHROOM



The bathroom features a three piece suite comprising a panelled bath with shower over and folding glass screen, a pedestal hand wash basin, and a low-level WC. There is a vinyl wood-effect floor, a skimmed ceiling with central ceiling light, part-tiled walls, a heated towel rail, and opaque double-glazed windows to rear aspect.

## REAR GARDEN



Beautifully maintained rear garden which is laid to lawn and fringed with established plant, shrub, tree, and flower beds. A patio section provides plenty of space for garden furniture, potted plants, and alfresco dining, and a separate hardstanding area towards the rear provides further space for seating. In addition, there is access into a brick built storage shed, gated access into the alleyway running alongside the rear of the property, two separate water butts, and a brick built barbecue.

## EXTERIOR WORKSHOP

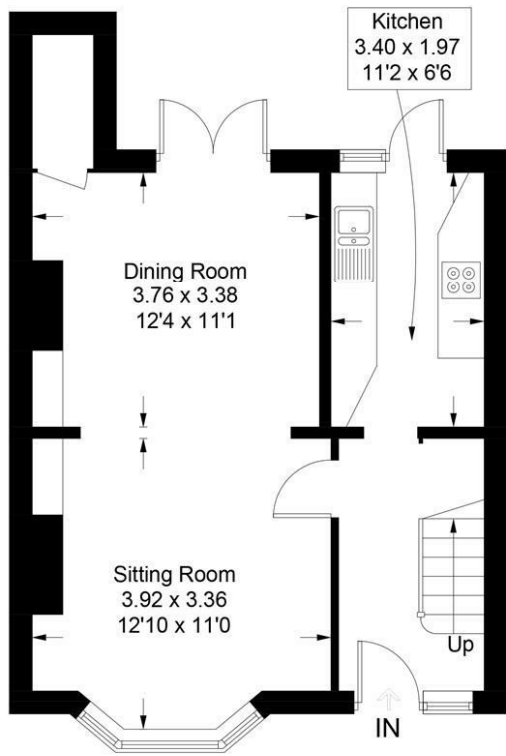


The property also has the benefit of a large purpose-built workshop which has a hard standing floor, power and light, windows to front aspect, and could easily be converted into a home office, salon, gym or treatment room for those looking to work from home.

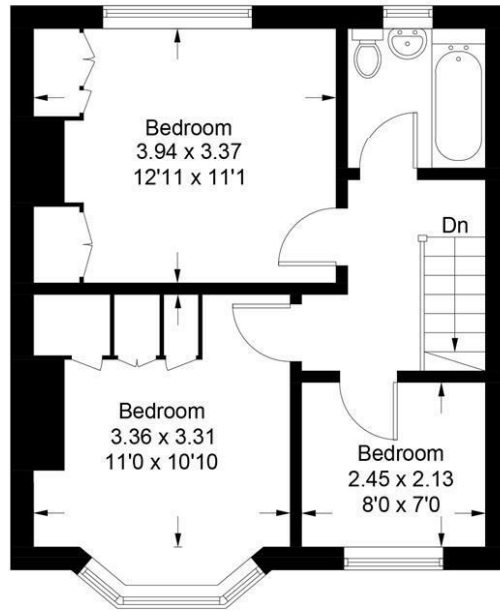
# Floor Plan

## Brittany Road, Worthing, BN14 7DZ

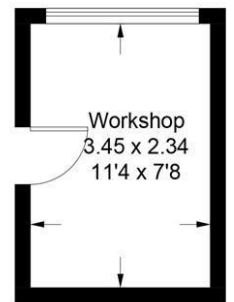
Approximate Gross Internal Area = 84 sq m / 904 sq ft  
 Outbuilding = 8.1 sq m / 87 sq ft  
 Total = 92.1 sq m / 991 sq ft



**Ground Floor**



**First Floor**



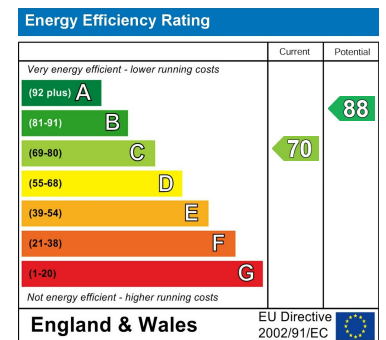
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph



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