



Flat 2, 38 Cissbury Road, Worthing, BN14 9LF Asking Price £445,000

John Edwards & Co is delighted to present this charming and deceptively spacious first/second floor maisonette in Cissbury Road, in the heart of ever popular Broadwater, close to Broadwater Village, with its shops, cafés, restaurants, and bars, just a short distance from the Lyons Farm Retail Park, and with easy access to the A27, enabling fast travel to London and Brighton.

The property, which is set over two floors and is offered with a share of freehold, comprises four double bedrooms, a spacious main living room, two bath/shower rooms plus a separate cloakroom, a fitted kitchen, a balcony, an attractive rear garden with raised terrace/patio area, and multiple off-street parking. It also has the benefit of a large purpose-built annex situated to the rear of the property, which has full business class use, and which is used by the present owner as a salon/treatment room, but which could easily be converted into a sizeable home office or gym. It is also offered chain free.

This is a genuinely impressive property in a hugely desirable area, and one in which we anticipate a great deal of interest.

EXTERIOR



A wrought iron gate opens onto a block paved pathway which leads to the front door, which is sheltered beneath a storm porch. To the side of the property, a block paved driveway provides plenty of space for multiple off-road parking, bin storage, and potted plants, and leads around to the rear of property, where there is gated access to the rear garden and the Annex.

GROUND FLOOR ENTRANCE LOBBY

The front door opens into the ground floor entrance lobby, which has a carpeted floor, a corniced and skimmed ceiling with pendant lighting, wall-mounted coat hooks, an inbuilt cupboard which houses the electric meter, and the stairs to the first floor landing, which are carpeted with a wooden banister.

FIRST FLOOR LANDING



The first floor landing has a carpeted floor, a textured ceiling with pendant lighting and a smoke detector, a radiator, a wall-mounted entry phone, and the doors into the Living Room, Bedrooms One and Two, the Family Bathroom, the Separate WC, and the Kitchen. There are stairs to the second floor landing, and a double-glazed window to front aspect provides plenty of natural light.

LIVING ROOM



Bright and spacious main reception room which has a laminate wood floor, a corniced and textured ceiling, TV and power points, a feature electric fireplace with wooden mantel and surround, radiators, plenty of space for both dining and living room furniture, and a large square double-glazed bay window to front aspect.

KITCHEN



The kitchen features a range of wall and base mounted cabinets with undercabinet lighting, square-edged work surfaces with an inset sink and drainer, integrated appliances including an inbuilt oven and grill, four burner electric hob with extraction unit over, and a dishwasher, and space and plumbing for a washing machine and large fridge/freezer. There is a vinyl floor, a textured ceiling with inset spotlighting, part-tiled walls, a good sized inbuilt pantry, a radiator, and double-glazed windows and doors to rear aspect out onto the balcony.

BALCONY



The balcony has a terracotta tiled floor, wrought-iron railings, and plenty of space for a table and chairs and potted plants. A wrought iron staircase leads down into the rear patio and provides access to the garden and annex.

BEDROOM ONE - MASTER



Bright and spacious master bedroom which has a carpeted floor, a corniced and textured ceiling, wall-length inbuilt wardrobes with overhead lighting and a full-length mirror, a radiator, a large double glazed square bay window to front aspect, and the door into the ensuite shower room.

ENSUITE SHOWER ROOM



The ensuite shower room features a three piece suite comprising a recessed walk-in shower cubicle with sliding glass door, a cameo-style hand wash basin with storage below, and low-level WC with concealed cistern. There is a tiled floor, tiled walls, some wall-mounted lighting, an extractor fan, a panelled ceiling with inset LED spotlighting, some wall mounted shelving, an illuminated mirror fronted vanity storage unit, and a heated towel rail.

BEDROOM TWO



Good sized double bedroom which has a carpeted floor, a corniced and textured ceiling with central ceiling rose, wall-mounted lighting, a radiator, TV and power points a large feature fireplace with decorative wooden surround and mantel (non-working) plenty of inbuilt wardrobes which also conceal the boiler and water cylinder presently servicing the property, and double-glazed windows to rear aspect.

FAMILY BATHROOM



The family bathroom features a two-piece suite comprising a panelled bath with shower over and folding glass screen, and a cameo-style hand wash basin with storage below. There is a vinyl floor, tiled walls, a textured ceiling with central ceiling light, a radiator, a wall-mounted mirror-fronted vanity unit, and opaque double glazed windows to rear aspect.

SEPARATE WC

This convenient separate cloakroom features a low-level WC, a vinyl floor, a textured ceiling with central ceiling light, and an opaque double-glazed window to rear aspect.

STAIRS TO 2ND FLOOR LANDING



The stairs to the second floor are carpeted, with a wooden banister. On the landing level there is a carpeted floor, a textured ceiling with pendant lighting, access to an under eaves storage cupboard, and the doors into Bedrooms Three and Four.

BEDROOM THREE



Third bright and spacious double bedroom which has a laminate wood floor, a skimmed ceiling with suspended spotlighting, a radiator, TV and power points, access to a large under eave storage cupboard, and double-glazed windows to side aspect.

BEDROOM FOUR



The fourth good sized double bedroom has a carpeted floor, a textured ceiling, a radiator, TV and power points, and a double-glazed window to side aspect.

REAR GARDEN



A raised patio area raised provides plenty of

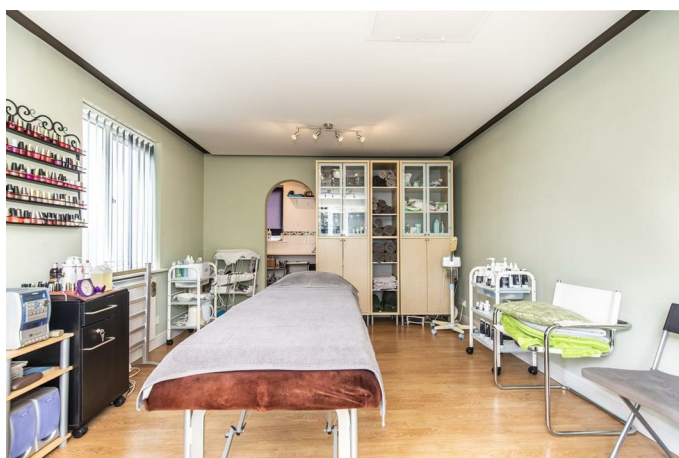
space for potted plants, tables and chairs, barbecuing and alfresco dining, and a series of steps lead down onto the central lawn, which is fringed with established plants, shrubs, and trees, including mature fruit trees, and a good sized aluminium storage shed. There is also access into the Annex, exterior lighting, and gated access to the driveway at the side of the property.

ANNEX



This impressive purpose built Annex, which has full business class use, is presently used as a treatment room by the current owner, but that could easily double as a home office, gym, or salon. There is a laminate wood floor, a skimmed ceiling with suspended spotlighting, electric wall-mounted heaters, double-glazed opaque windows to side aspect, double-glazed French doors to front opening into the red garden, and access into the kitchenette and cloakroom.

ANNEX - KITCHENETTE



The kitchen features rolled top worksurfaces with an inset sink and drainer, and plenty of space for storage below. There is wall mounted shelving, plumbing, power points, part-tiled walls, a double glaze window to rear aspect, and the door into the WC.

ANNEX - WC



There is a low-level WC, a laminate wood floor, a corniced and skimmed suspended ceiling with LED spotlights and an extractor fan, and opaque double-glazed windows to front aspect.

Floor Plan

Cissbury Road, Worthing, BN14 9LF

Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft
 Outbuilding = 22.4 sq m / 241 sq ft
 Total = 141.9 sq m / 1527 sq ft

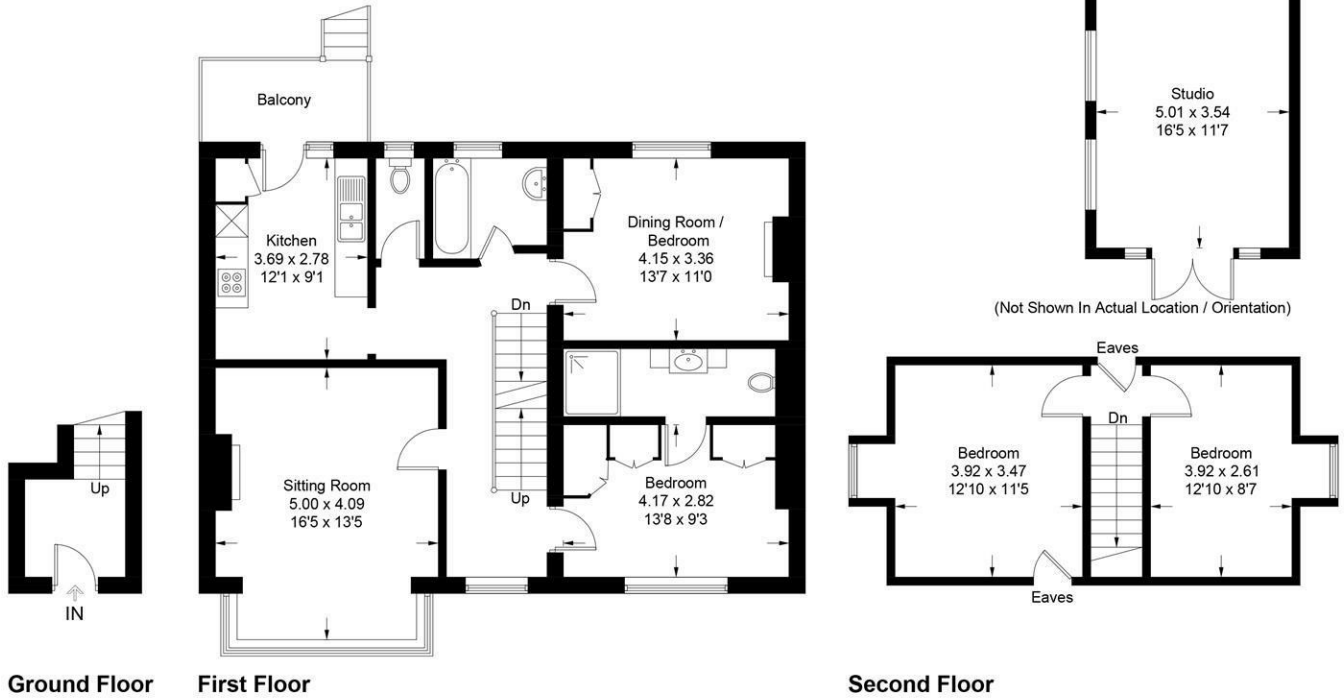
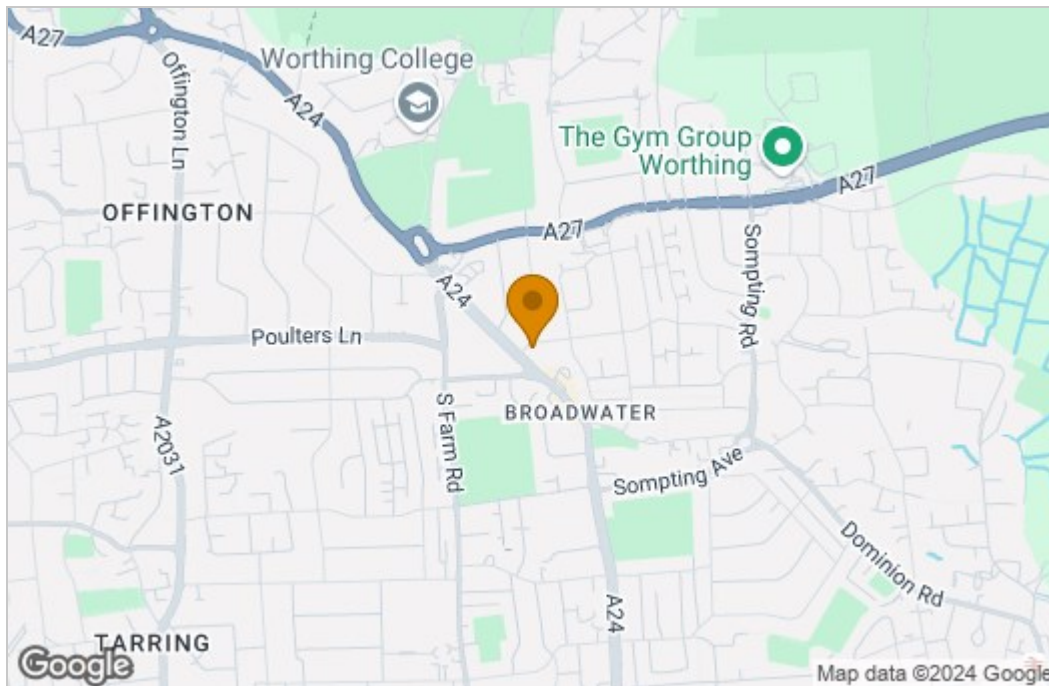
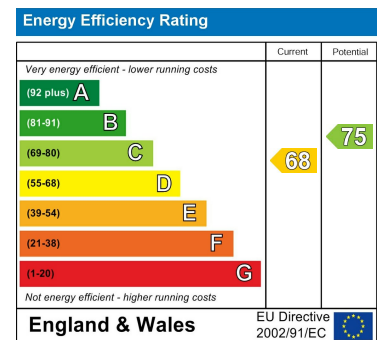


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



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