



- CHARACTER PROPERTY IN POPULAR LOCATION
- 21FT CONSERVATORY & 19FT KITCHEN
- 3 DOUBLE BEDROOMS
- SCOPE TO EXTEND SUBJECT TO PLANNING
- SOUTH FACING REAR GARDEN
- NO ONGOING CHAIN



Livesay Crescent
 Worthing BN14 8AS

**Guide Price £525,000
 to £550,000**

A superb opportunity to purchase this deceptively spacious home with bags of character and being situated in the popular location of Broadwater close to local amenities, Worthing train station and local schools and colleges. Accommodation comprises of a large entrance hall, a South facing lounge and dining room, 19ft kitchen/breakfast room, 21ft conservatory, ground floor cloakroom, three bedrooms and a family bathroom. To the rear there is a South facing rear garden. Being sold with no ongoing chain, viewings are strongly advised to fully appreciate the quality and size of this property.

Entrance Porch 4' 10" x 4' 8" (1.47m x 1.42m)

Timber front door. Leaded light windows to the front and side. Storage cupboard. Tiled flooring.

Entrance Hall 12' 8" x 8' 8"max (3.86m x 2.64m)

Leaded light double glazed bay window to the front. Walk in storage cupboard. Under stairs space. Double panel radiator.

Lounge 14' 0" x 12' 0" (4.26m x 3.65m)

Glazed door and window to the conservatory. Shelving. Double panel radiator.

Dining Room 14' 0" x 11' 0" (4.26m x 3.35m)

Glazed door and window to the conservatory. Double glazed window to the side. Storage cupboards.

Conservatory 21' 0" x 9' 0" (6.40m x 2.74m)

Brick base with Double glazed, double opening doors to the rear garden. Double glazed windows to three sides. Double panel radiator.

Kitchen/Breakfast Room 19' 4" x 10' 5"max (5.89m x 3.17m)

Double glazed, leaded light bay window to the front. Roll edge worktops with inset stainless steel double bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Space for a range style cooker with double width stainless steel extractor hood over. Space and plumbing for a washing machine and dishwasher. Space for an American style fridge freezer. Breakfast bar. Vertical radiator. Inset ceiling spot lights.

Inner Hallway

Giving access to the side and rear garden.

Cloakroom

Double glazed window to the side. Low level WC. Wash hand basin. Double panel radiator.

First Floor Landing 10' 0" x 9' 0" (3.05m x 2.74m)

Double glazed, leaded light window to the front. Loft access. Double panel radiator. sizable enough to accommodate an ideal working or hobby area.

Bedroom 1 14' 0" x 12' 0" (4.26m x 3.65m)

Double glazed window to the rear. Double panel radiator.

Bedroom 2 14' 0" x 11' 0" (4.26m x 3.35m)

Double glazed window to the rear. Shelving. Double panel radiator.

Bedroom 3 10' 6" x 9' 3"into bay (3.20m x 2.82m)

Double glazed, leaded light window to the front. Double panel radiator.

Family Bathroom 9' 3" x 6' 4" (2.82m x 1.93m)

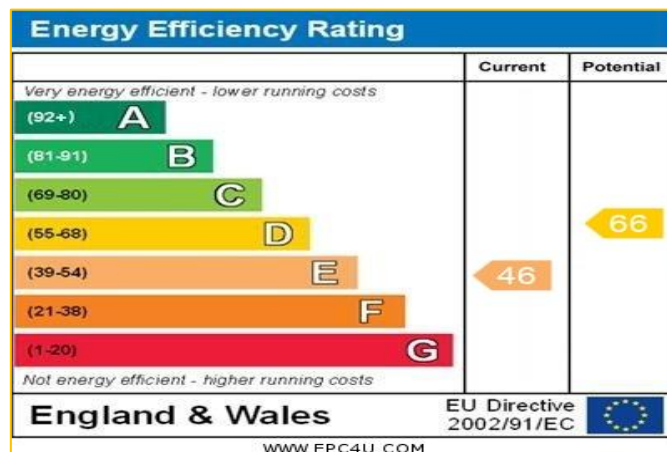
Two double glazed windows to the side. Corner bath. Shower cubicle with wall mounted controls. Low level WC. Corner wash hand basin. Mirror fronted storage cupboard with shelving. Vertical radiator. Inset ceiling spot lights.

Front garden

Mature trees and shrubs. Side access to the property and rear garden.

Rear Garden

Being of a Southerly aspect with a feature landscaped patio and steps. Area of Lawn. Side and rear access.



Livesay Crescent, Worthing, BN14 8AS

Approximate Gross Internal Area = 144.7 sq m / 1557 sq ft

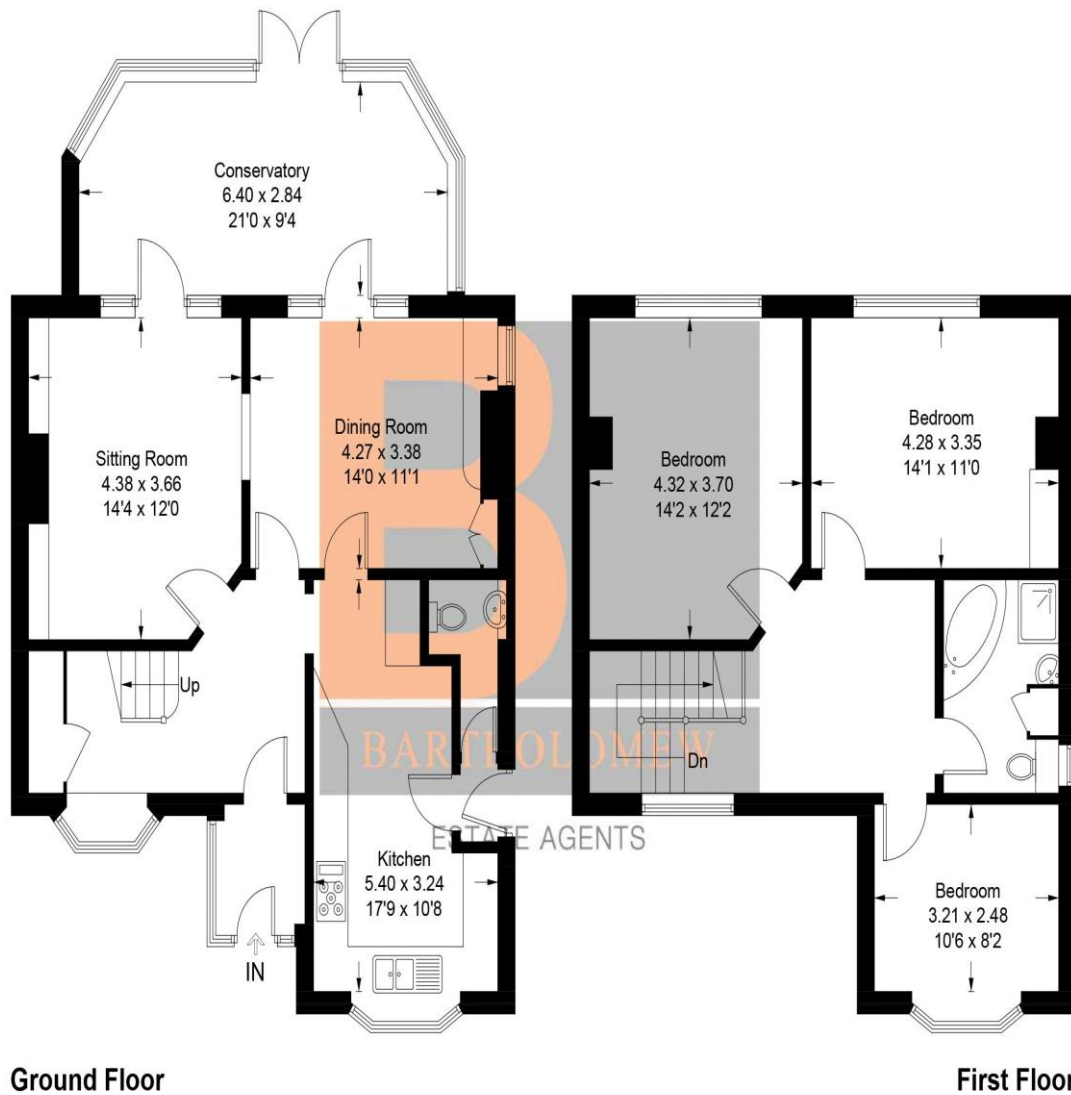


Illustration for identification purposes only, measurements are approximate, not to scale.
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traditional values modern thinking