

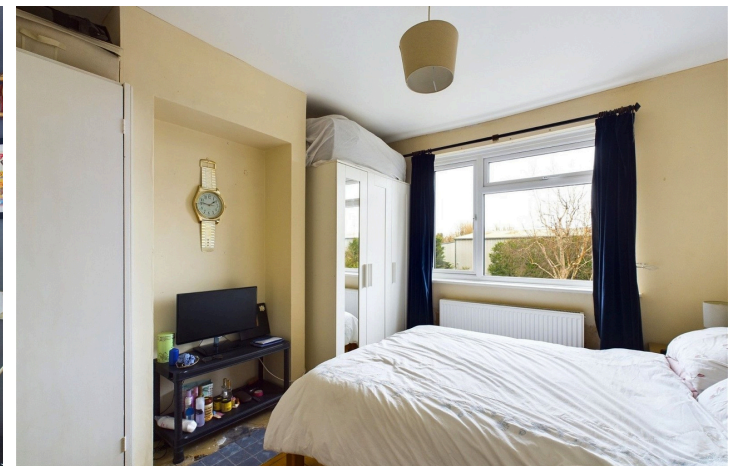
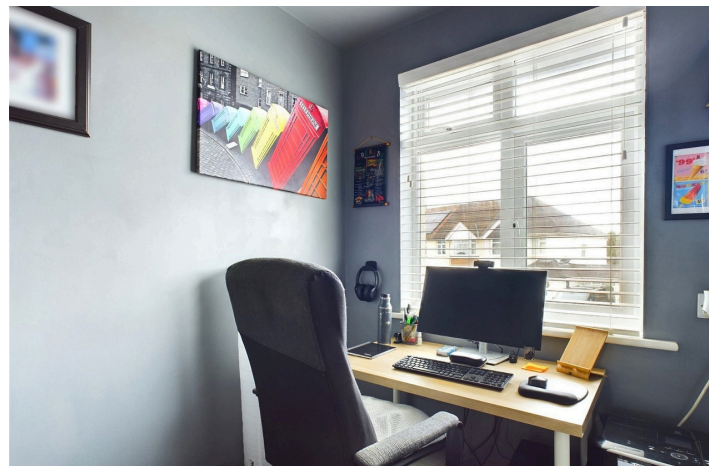


Clarendon Road | Broadwater | Worthing | BN14 8QJ

£380,000



We are delighted to offer for sale this well presented and spacious mid terraced family home positioned on this popular residential road close to shops, amenities, train station and good schools. The property boasts three generous bedrooms, south facing open plan kitchen/diner, modern fitted shower room, mature rear garden and off road parking



## Key Features

- Mid Terraced Family Home
- Three Bedrooms
- Open Plan Kitchen/Diner
- South Facing Garden
- Bay Fronted Living Room
- Modern Fitted Shower Room
- Popular Broadwater Location
- Viewing Considered Essential
- Off Road Parking
- Close To Shops, Amenities & Mainline Train Station



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The newly fitted double glazed front door opens into the internal porch, which provides the perfect space to hang coats and kick off shoes on a rainy day. The bay fronted living room is positioned at the front of the property and measures a substantial 11'7" x 16'8", comfortably allowing space for plenty of living room furniture. The open plan kitchen/diner is located at the rear of the property and faces south with direct views out onto the mature rear garden, transforming this large room into a light and airy space all year round. The kitchen has been fitted with an array of modern wall and floor mounted white units, topped with dark marble effect worktops to create a smart and contemporary finish. To the first floor are three bedrooms, with the bay fronted main bedroom measuring a generous 13'6" x 9'7", allowing space for a large double bed and various bedroom furniture items. The second bedroom faces south over the rear garden and can also fit a large double bed alongside multiple wardrobes. The third bedroom is located at the front of the house and has space for a single bed or is perfect for a home working office. The shower room has been recently fitted with a modern three piece suite, including toilet, hand wash basin and walk-in shower, which has been excellently finished off with geometric tiles.

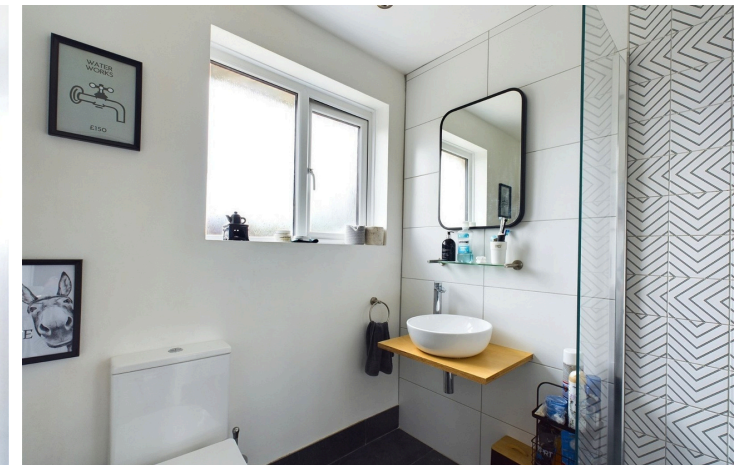
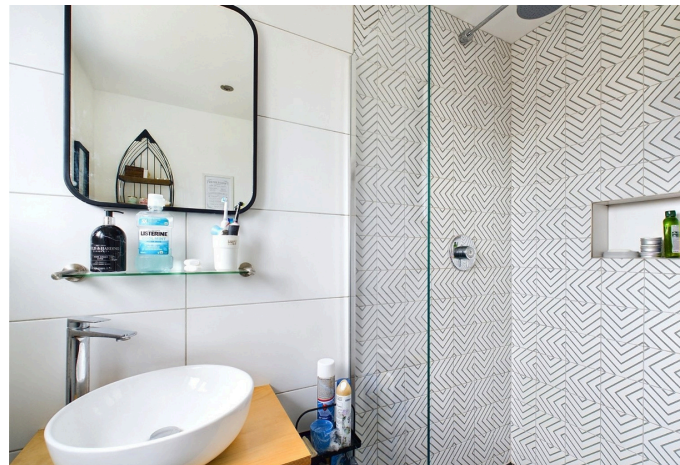
### EXTERNAL

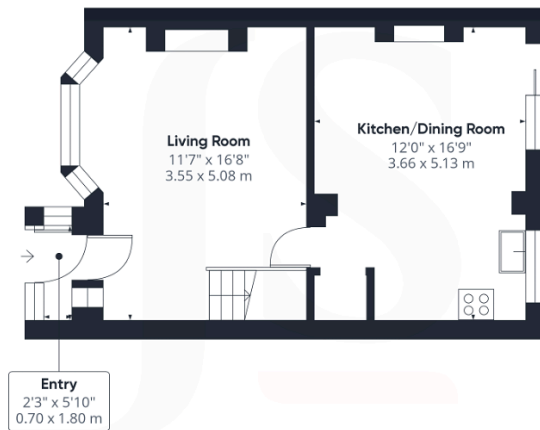
The front of the property has been block paved to create off road parking, with a planted border running along the left hand side and newly fitted fences surrounding. The mature south facing rear garden has been cleverly designed to offer the best of both worlds, with a paved patio area at the top of the garden for a set of garden furniture and the bottom of the garden has been laid to lawn for the family or guests to enjoy ball games, picnic or laze out on in the summer. Planted areas feature along both borders.

### LOCATION

in this convenient location being within easy reach of the A27 Upper Brighton Road with easy access to neighbouring towns. Lyons Farm retail park, with its Sainsburys superstore and other outlets, is within half a mile, whilst Broadwater village centre is approximately three quarters of a mile away.

Council Tax Band C

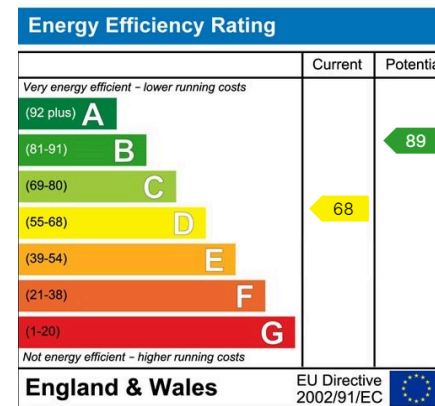




Floor 0



Floor 1



## Property Details:

Floor area \*as quoted by EPC: 829 Sqft

Tenure: Freehold

Council tax band: C

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 travelling 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.