



Kingsland Road | Broadwater | Worthing | BN14 9EB

£685,000



Jacobs Steel are absolutely delighted to offer a rare opportunity to purchase this substantial and beautiful Edwardian detached house situated on a quiet residential road in Broadwater Village. Situated on a generous corner plot this imposing home has a wealth of original period features and boasts three double bedrooms, two reception rooms, two bathrooms, large west facing kitchen/dining room, driveway, and garage. The vendor is also suited.



Key Features

- Detached Edwardian House
- Three Large Double Bedrooms
- Two Reception Rooms
- West Facing Kitchen/Diner
- Two Bathrooms (One En-Suite)
- Wealth Of Original & Period Features
- Large Side & Rear Garden
- Garage & Driveway
- Popular & Quiet Broadwater Location
- Close To Local Shops & Amenities



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

A reclaimed and sympathetically laid mosaic period path leads to the arched porch that is adorned with green wall tiles, black and white floor tiles and a original stained glass wooden door that is partnered with a matching fixed stained glass window. The welcoming entrance hallway provides the first glimpse of the size of this home with a wealth of original features visible as soon as you pass over the threshold. Two bay fronted reception rooms line the south and westerly sides of the ground floor. Originally separated as two large rooms, they have now been opened in to a large open space that follows the sunlight as the day enfolds. These light, airy spaces provide the perfect versatility and have an open working fireplace to help create a cosy space in those colder, dark evenings. To the rear of the property with west facing double doors is the hub of the home. A spacious, open kitchen/diner that has ample space for a large dining table creating the perfect space for the family to congregate and friends to be entertained. The kitchen, with peninsula island, has been fitted with an array of hand built wooden shaker units, bespoke concrete worktops and an undermount butler sink. From the kitchen you are able to access the garage which benefits from power, lighting and water. The current owners use the rear half of the garage as a utility room with provisions for a washing machine and tumble drier. To the first floor are three large double bedrooms. The master bedroom boasts a large south facing bay window and spans the full width of this impressive house. It has the benefit of an en-suite that is fitted with a walk-in shower, toilet, hand wash basin and crackle glazed white tiles. The other two large double bedrooms both face west with the second boasting another large bay window. Having undergone a recent renovation, the generously sized family bathroom has been sympathetically styled. The traditional suite includes a bath with shower over, toilet, hand wash basin and blue marble floor and wall tiles

EXTERNAL

The property is positioned on a generous corner plot with gardens wrapping around three sides. Mature trees perch on top of original walls and sturdy wooden fence lines creating a secluded space for the family to enjoy all year round. Laid predominantly to lawn with a paved patio and path, this garden will be surprisingly easy to maintain as the current owners have landscaped to require minimal upkeep. There is also the additional benefit of a brick built garage which has large barn doors to the front and a internal door that provides access from the house. There is small off road parking currently with ample scope for a larger off road parking area.

LOCATION

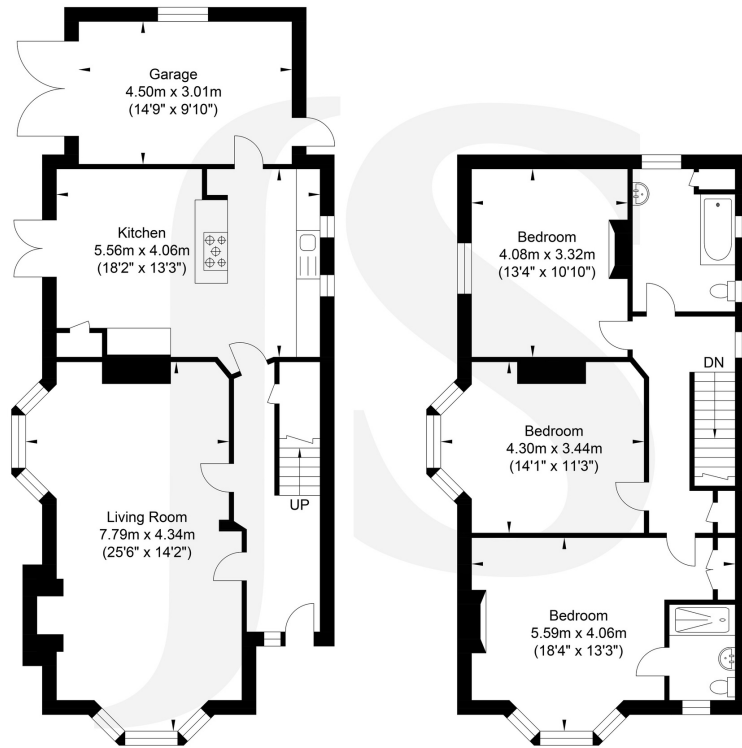
In the popular area of Broadwater, local amenities can be found nearby approximately 230 metres away. The property provides easy access to the A27 and A24 and is close to local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately one and a half miles away. The nearest station is Worthing which is approximately one mile away. Bus services run nearby.

Council Tax Band D



To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk

Kingsland Road



Ground Floor
Approximate Floor Area
824.19 sq ft
(76.57 sq m)

First Floor
Approximate Floor Area
669.94 sq ft
(62.24 sq m)

Approximate Gross Internal Area= 138.81 sq m / 1494.13 sq ft

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Property Details:

Floor area *as quoted by EPC: 1356 Sqft

Tenure: Freehold

Council tax band: D

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.

