



South Farm Road | Broadwater | Worthing | BN14 7AF

Offers Over £425,000



We are delighted to offer for sale this deceptively spacious and well presented mid terraced house, situated on this popular residential road close to shops, amenities and mainline train station. The property boasts three bedrooms, extended west facing kitchen/diner, bay fronted living room, west facing rear garden and off road parking.



## Key Features

- Mid Terraced Family Home
- Three Bedrooms
- Bay Fronted Living Room
- Open Plan Kitchen/Diner
- Modern Fitted Bathroom
- Good School Catchment
- West Facing Garden
- Off Road Parking
- Close To Local Shops, Amenities
- Less Than 300m From Worthing Mainline Station



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The internal porch provides a convenient place to hang coats and kick off shoes on a wet day, before entering through into the welcoming entrance hall. This large area has access to all ground floor rooms, under stair storage and stairs rising to the first floor. Positioned at the front of the property is the bay fronted living room, this bright room benefits from a log burner and is the ideal room for a cosy snug during the winter months. The rear of the house has been transformed via a full width extension, creating the perfect place to host guests and to entertain family. This area measures a substantial 21'1" x 18'0" and faces west, making this an extremely light and airy space all year round. The kitchen has been fitted with an array of white gloss wall and floor mounted units, topped with both dark marble and white quartz effect worktops to create a smart contemporary finish. There is space for a large fridge freezer, integrated oven/hob and dishwasher. The heating is controlled via 'Hive'. To the first floor are three bedrooms, with the main bedroom situated to the rear and benefits from facing west. This room measures a generous 12'11" x 12'2" and has plenty of space for a large double bed alongside other bedroom furniture. There is access to the east facing balcony from the third bedroom. The bathroom has been fitted with a modern three piece suite, including a bath with overhead shower, toilet and hand wash basin.

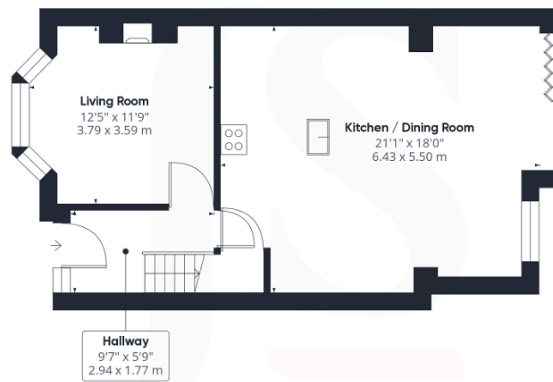
### EXTERNAL

The front of the property has been block paved to create off road parking for two vehicles. The west facing rear garden has been cleverly designed to allow for the best of both worlds, with the rear of the garden laid to lawn and the top paved to create a patio area to enjoy the sun. There are mature planted borders along all sides creating a secluded, private space for the whole family to enjoy.

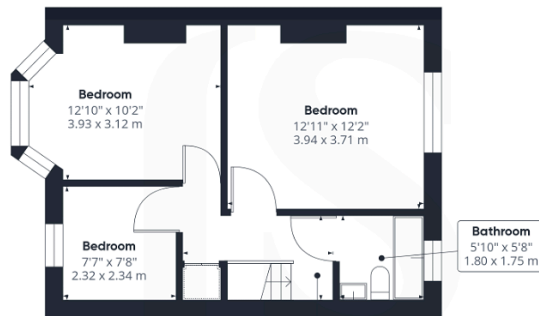
### LOCATION

In the popular Broadwater area and conveniently located within easy reach of local shops nearby and Broadwater's main shopping parade. The area is popular with families as it falls within sought after school catchment areas, including Broadwater CofE Primary. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than 1.1km away. The nearest station is Worthing mainline less than 300 metres away, with other transport links running nearby.

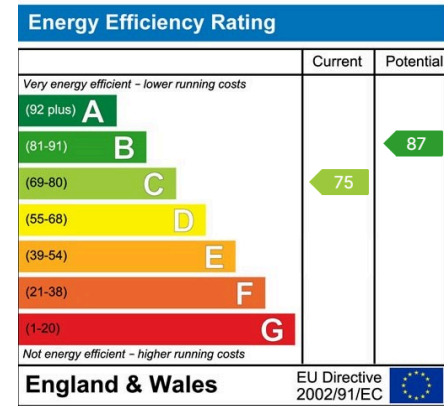




Floor 0



Floor 1



## Property Details:

Floor area \*as quoted by EPC: 94m<sup>2</sup>

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.