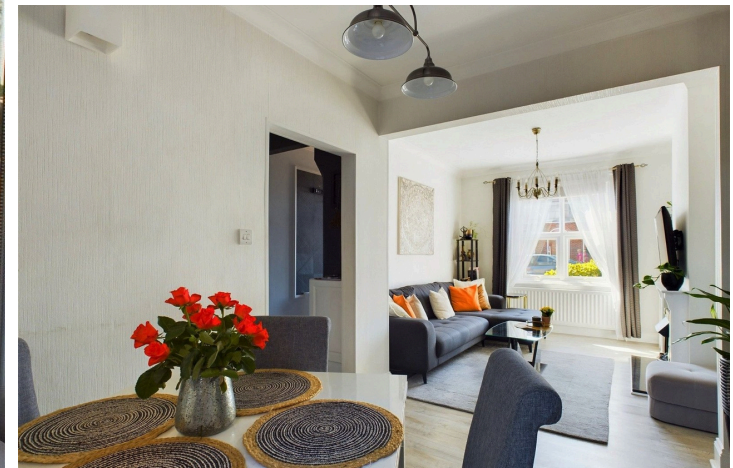




Sompting Road | Broadwater | Worthing | BN14 9EP

£375,000



We are delighted to offer for sale this charming and immaculately presented mid terraced family home, situated in the desirable area of Broadwater, close to local shops, amenities and mainline train station and positioned within excellent school catchments. This recently renovated home boasts two double bedrooms, two reception rooms, modern fitted kitchen, contemporary four-piece bathroom suite, a beautifully presented east-facing rear garden and triple glazing throughout.



## Key Features

- Mid Terraced Family Home
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Contemporary Four Piece Bathroom Suite
- Landscaped Rear Garden
- Immaculate Throughout
- Good School Catchment
- Popular Broadwater Location
- Close To Local Shops, Amenities & Mainline Train Station



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The covered front door opens into an entrance hall, with doors to all ground floor rooms and stairs that rise to the first floor. Positioned to the front of the property and measuring 11' 4" x 10' 6" is the living room which benefits from a large, triple glazed window with an electric feature fireplace. This west-facing room is light and airy all year round and provides plenty of space for various furniture. This room has been made open plan with the dining room which measures 10' 7" x 8' 6", to create a spacious, dual aspect room with ample space for both lounging and dining. Positioned to the rear of the property is the modern, fitted kitchen which has been installed with contemporary cream-coloured, floor and wall mounted units with wooden-effect laminate worktops and integrated appliances, which include, an electric hob, fridge/freezer and double oven. This room also benefits from colour changing under unit lighting and also offers access to the beautifully maintained, feature rear garden, via a triple glazed UPVC door. To the first floor there are two double bedrooms, with the main bedroom positioned to the front of the property and measuring 11' 5" x 13' 8". This room comfortably accommodates a double bed, bedside tables and wardrobes. The second bedroom boasts views of the landscaped rear garden and again, provides plenty of space for various bedroom furniture. The substantial family bathroom benefits from a four-piece suite which includes a corner shower and bath, wash hand basin and toilet. This recently renovated property benefits from sound-resistant, triple glazing throughout and has been finished to an exceptional standard.

### EXTERNAL

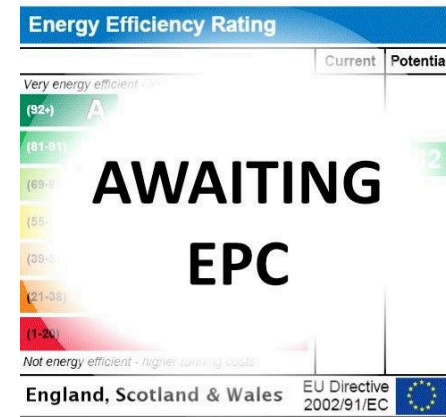
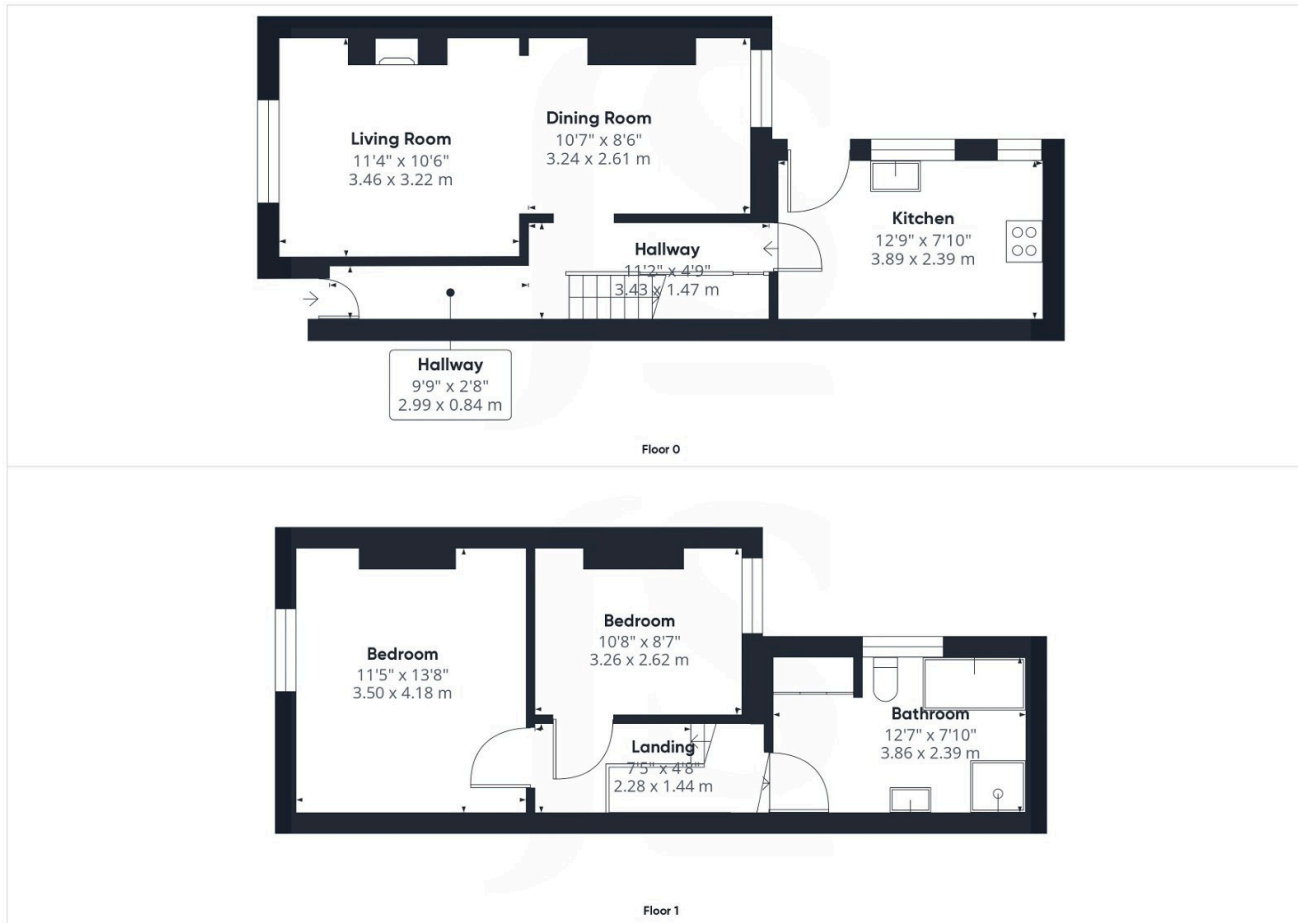
The beautifully maintained rear garden has been block paved with raised planted borders with shrubs and flowers to create an idyllic, yet low maintenance space. With tall fencing surrounding all boundaries this garden feels extremely private and secluded, making this the ideal space to relax with the family. The garden also benefits from a log store and two sheds which creates the perfect space to store garden furniture and tools.

### LOCATION

In a popular residential area of Broadwater with local amenities less than half a mile away in Broadwater Village Parade. The property provides easy access to the A27 & A24. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is Worthing which is approximately 0.8 miles away. Bus services run nearby.

Council Tax Band: B





## Property Details:

Floor area \*as quoted by EPC: tbc

Tenure: Freehold

Council tax band: B

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.