



Hamilton Close | Broadwater | Worthing | BN14 8LW

Offers Over £360,000



We are delighted to offer for sale this well presented and spacious end of terrace family house, positioned in this popular quiet area close to shops, amenities and mainline train station. The property boasts three bedrooms, separate snug, open plan kitchen/diner, ground floor w/c, modern fitted bathroom and a beautifully maintained rear garden.



Key Features

- Extended End Of Terrace House
- Three Bedrooms
- Open Plan Kitchen/Diner
- South Facing Living Room
- Ground Floor w/c
- Well Presented Throughout
- Large Feature Rear Garden
- Quiet Residential Area
- Close To Shops, Amenities & Mainline Train Station
- Viewing Considered Essential



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

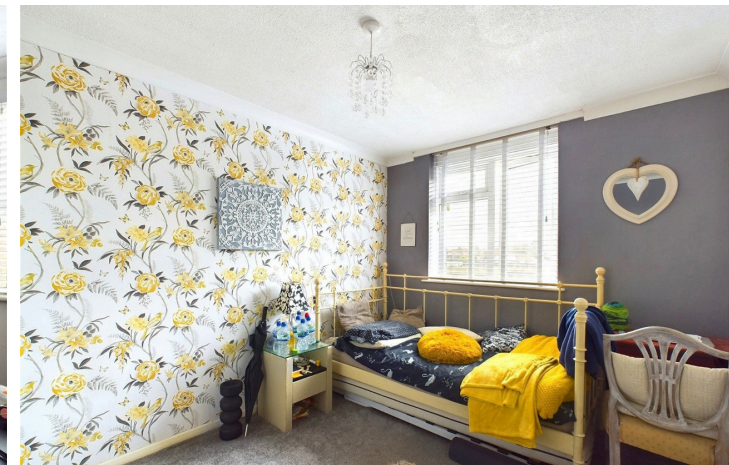
The covered porch to the front of the property with a UPVC double glazed front door opens to the entrance hall. Positioned at the front of the property is the south facing living room, this room measures a generous 15'2" x 10'9" and makes the perfect snug during winter and a light and airy room throughout those summer months. Positioned at the rear of the house is the extended open plan kitchen/diner measuring a substantial 17'1" x 13'9", this large space benefits from a sky light and direct views out onto the mature rear garden. The kitchen has been fitted with an array of modern grey/white gloss wall and floor mounted units, topped with a white marble effect worktop to create a smart contemporary finish. The ground floor w/c is located under the stairs and is fitted with a toilet and hand wash basin. To the first floor are three bedrooms, with the two main bedrooms similar in size and located at the front of the house and facing south. The bathroom has been fitted with a modern three piece suite including a bath with overhead shower, toilet and hand wash basin. The loft room measures 11'5" x 11'5" and is accessed via a pull down ladder.

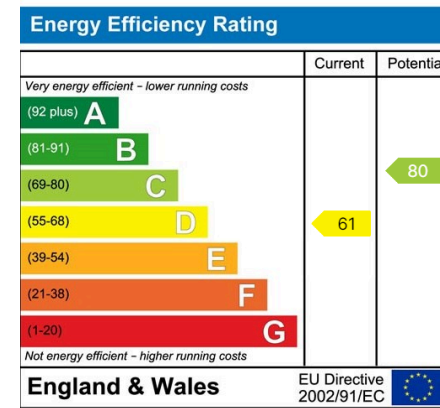
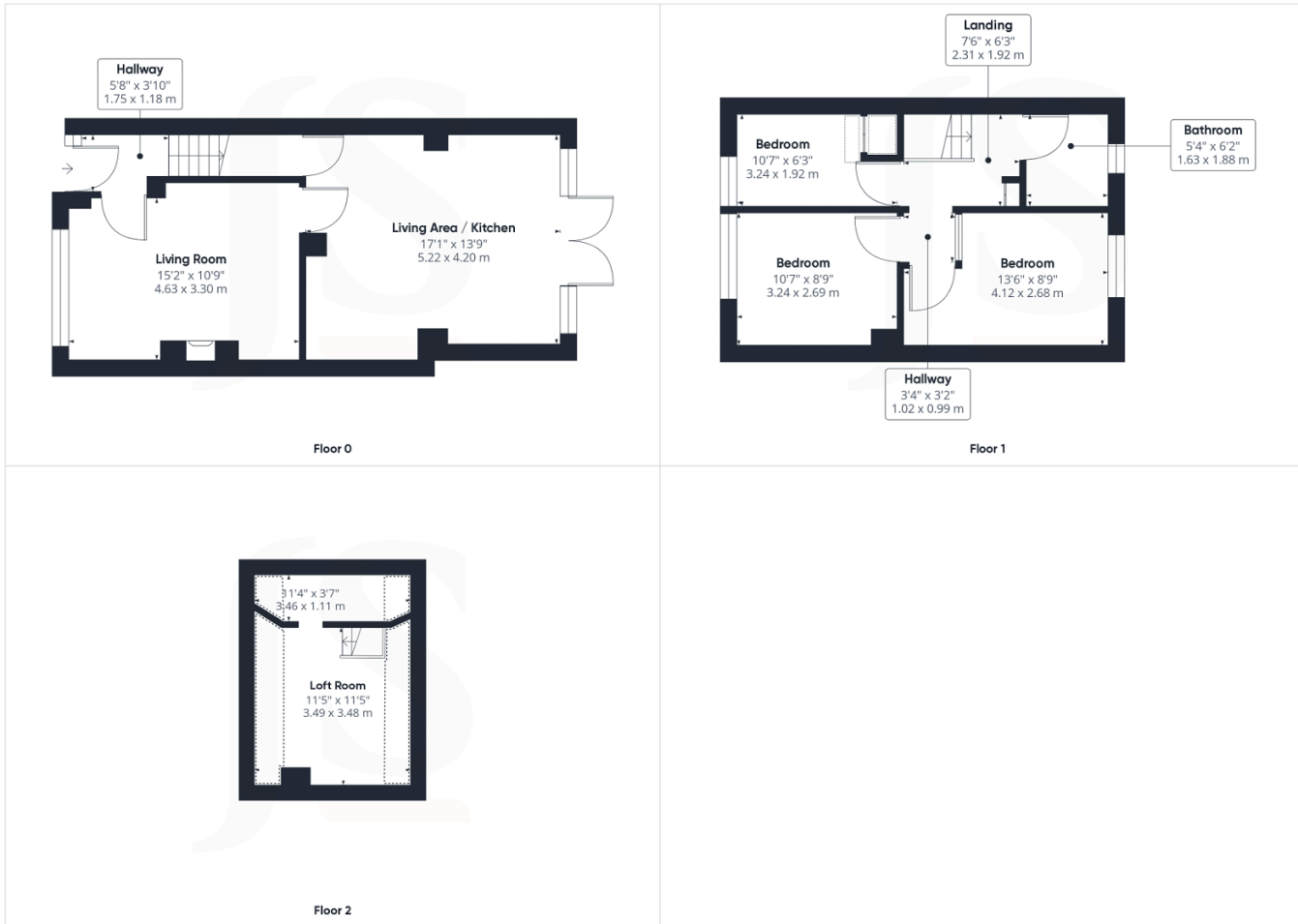
EXTERNAL

The front garden has been well presented with a lawn area surrounded by planted shrubs and trees, enclosed with a garden fence and path leading to the front door. The rear garden has been cleverly designed to allow for different area's, with the top of the garden paved to create a patio area and a lawn area to the rear for the children to enjoy ball games.

LOCATION

In a popular residential area on the outskirts of Broadwater, local amenities can be found nearby on Dominion Road within 500 metres, with Lyons Farm Retail Park approximately 1km away. The property also provides easy access to the A27. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 2.5km away. The nearest station is East Worthing which is approximately 1.6 miles away. Bus services run nearby.





Property Details:

Floor area *as quoted by EPC: 850 SqFt

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.