



Congreve Road | Broadwater | Worthing | BN14 8EJ
Offers In The Region of £470,000



We are delighted to offer for sale this beautifully presented and extended, mid terraced family home positioned in this desirable road in the Willmore Phillips district of Broadwater, close to local shops, amenities, mainline train station and situated within good school catchments. Spanning across three floors, the property boasts four bedrooms, bay fronted living room, recently renovated kitchen/breakfast room, family bathroom, contemporary ensuite shower room and a large south-east facing garden. The property will be sold with no ongoing chain.



Key Features

- Mid Terraced Family Home
- Large South-East Facing Garden
- Four Bedrooms
- Bay Fronted Living Room
- Modern Fitted Kitchen/Breakfast Room
- Contemporary Family Bathroom
- Off-Road Parking For Multiple Vehicles With EV Charger
- Loft Conversion
- No Ongoing Chain
- Close To Shops, Amenities & Mainline Train Station



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

The UPVC front door, opens into the welcoming entrance hall with stairs that rise to all floors and newly fitted doors to all ground floor rooms. Positioned to the front of the property and measuring 10'5" x 12'11" is the bay fronted living room which provides ample space for various furniture. To the rear of the property is the sympathetically renovated kitchen breakfast room which measures 12'6" x 19'3". This room has been finished to an exceptional standard with an island in the middle of the room and smart, handleless, charcoal colored, floor and wall mounted units with white, stone worktops. This room benefits from integrated appliances which include a Bora induction hob, wifi-enabled, eye-level double oven/microwave, wifi-enabled dishwasher and fridge/freezer. Boasting a south-east aspect and views of the impressive rear garden, this is an extremely light and airy space, perfect for both cooking and dining. There is a large utility cupboard, with space and provisions for white goods and also a boiler cupboard which houses the valiant combi boiler. To the first floor, there are three bedrooms with two of them benefitting from fitted wardrobes and are spacious enough to comfortably fit double beds. The single bedroom would make an ideal single room or office. The newly installed, family bathroom is also positioned on this floor and has been fitted with a bath with shower over, wash hand basin and W/C. The loft has been converted to accommodate the dual aspect, main double bedroom which measures 19'5" x 11'3". This room benefits from eaves storage and a fitted wardrobe and also features an contemporary ensuite shower room which has been installed with a walk-in shower cubicle, wash hand basin and W/C. This extended family home has been finished to an excellent standard throughout with plantation shutters installed throughout and new carpets. Viewing is highly recommended.

EXTERNAL

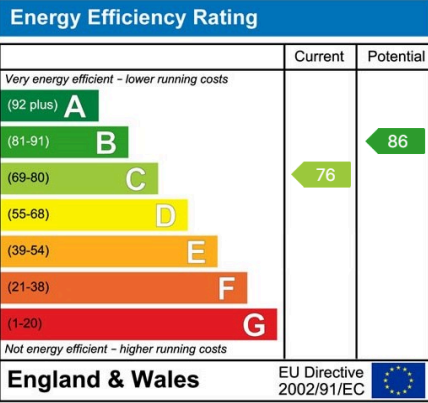
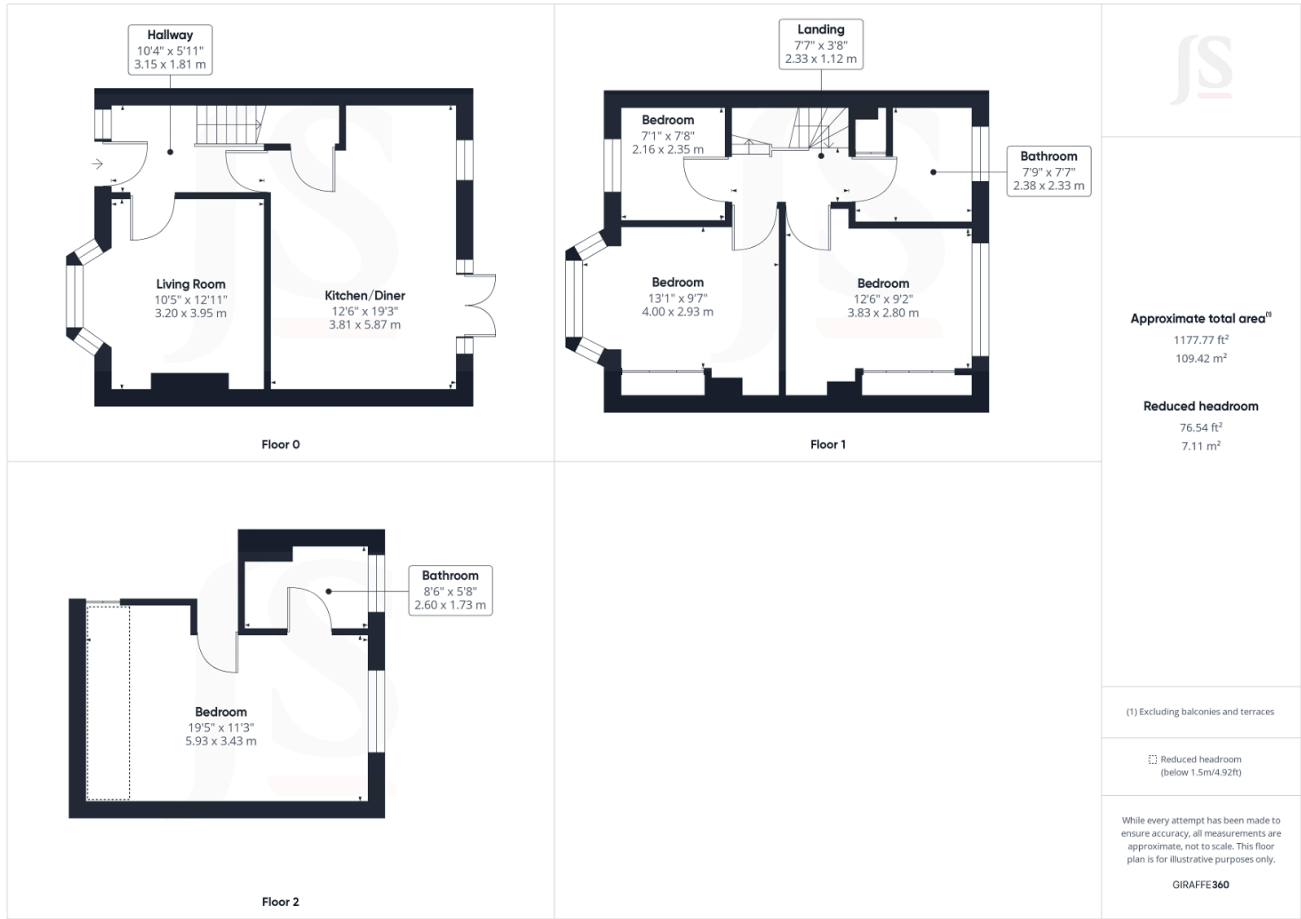
To the front of the property there is a block paved driveway, which provides off-road parking for multiple vehicles. Conveniently, an EV charger has been installed to service those with electric vehicles. The impressive rear garden has been landscaped, with a large crazy paving patio at the top of the garden and the majority laid to lawn, with shrubs and trees lining the boundaries. This garden has been maintained to a beautiful standard and provides plenty of space for a barbeque or ball games with the family. With fencing lining all boundaries, and tall trees to the rear, this space feels extremely private and secluded. There are also two sheds and a greenhouse, perfect for growing plants or vegetables.

LOCATION

Positioned in this extremely desirable road in the Willmore Phillips district of Broadwater, this family home is approximately 0.6 miles to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. East Worthing and Worthing mainline train stations are both less than half a mile away. Bus services run nearby and is positioned within a good school catchment area. Offering easy access to the A27 and A24, this accessible location is very popular.

Council Tax Band: C





Property Details:

Floor area *as quoted by EPC: 1249 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.