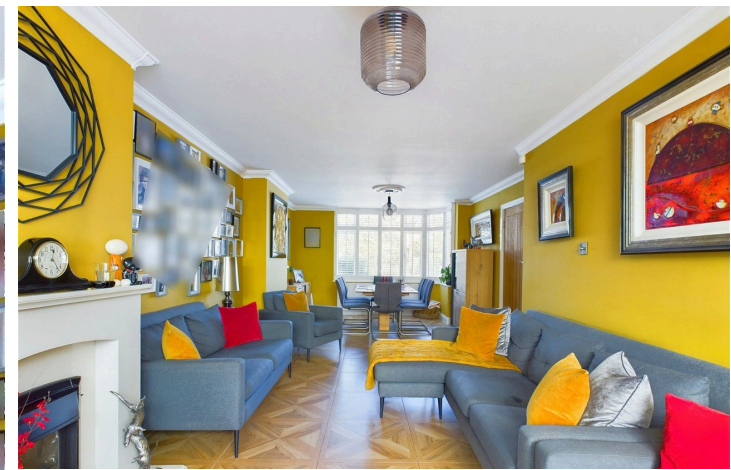
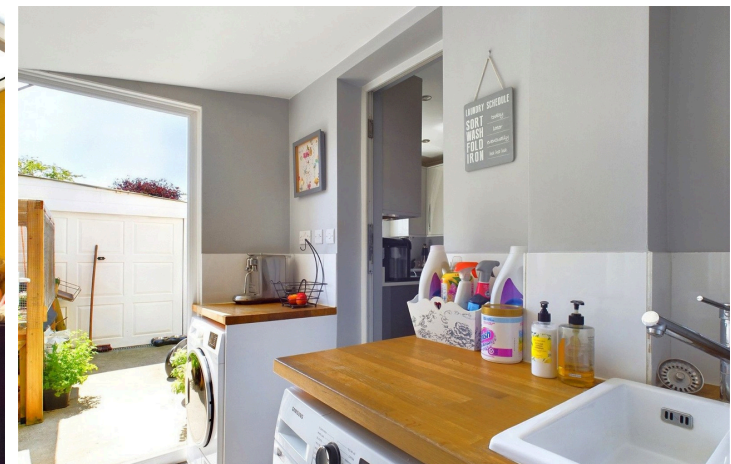




Sheridan Road | Broadwater | Worthing | BN14 8ET
£625,000



Jacobs Steel are delighted to offer for sale this well presented and rarely available extended family home positioned on one of the most desired roads within the popular Wilmore Philips development. Located close to local shops, amenities, mainline train station and good schools, this large family home boasts five bedrooms, two reception rooms, modern kitchen & bathroom, large landscaped south facing rear garden with swimming pool and timber built outbuilding, off road parking for several cars and is sold with the vendors suited.



Key Features

- Extended Semi-Detached Family House
- Five Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Four Piece Family Bathroom
- Stunning Landscaped South Facing Rear Garden
- Large Timber Built Outbuilding
- Off Road Parking For Several Cars
- Popular & Quiet Residential Road
- Vendors Suited



5 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The front door opens to the welcoming and spacious entrance hallway, with under stairs storage space, doors to ground floor rooms and stairs that rise to the first floor. Positioned to the front of the property is the dining room which boasts a large double glazed bay window. This room has been made open plan with the living room to create a substantial, dual aspect open plan room measuring 30'0" x 10'11" with ample space for both lounging and dining. This room conveniently provides access to the sun room and through to the beautiful landscaped garden. The modern fitted kitchen has been installed with white and grey gloss, floor and wall mounted units to create a smart, contemporary finish with integrated appliances which include a dishwasher, two eye-level ovens and electric hob. This room provides access to the separate utility room, with space and provisions for white goods, a wash hand basin and W/C. There is a door which leads to the rear garden. To the first floor, there are three bedrooms, with two of them being comfortably large enough to accommodate double beds and one benefitting from fitted wardrobes. The third bedroom/study would make the perfect single bedroom or office. The family bathroom is also positioned on this floor and benefits from a corner bath, walk-in shower cubicle, wash hand basin, W/C and built-in storage cupboards. There is an additional W/C conveniently positioned adjacent to this room. The loft has been sympathetically converted to service two bedrooms with both of them being of generous size and large enough to fit double beds. Spanning across three floors, this well presented and spacious family home is highly desirable and an internal viewing is highly recommended.

EXTERNAL

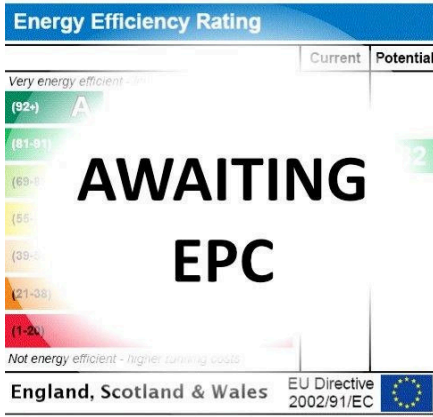
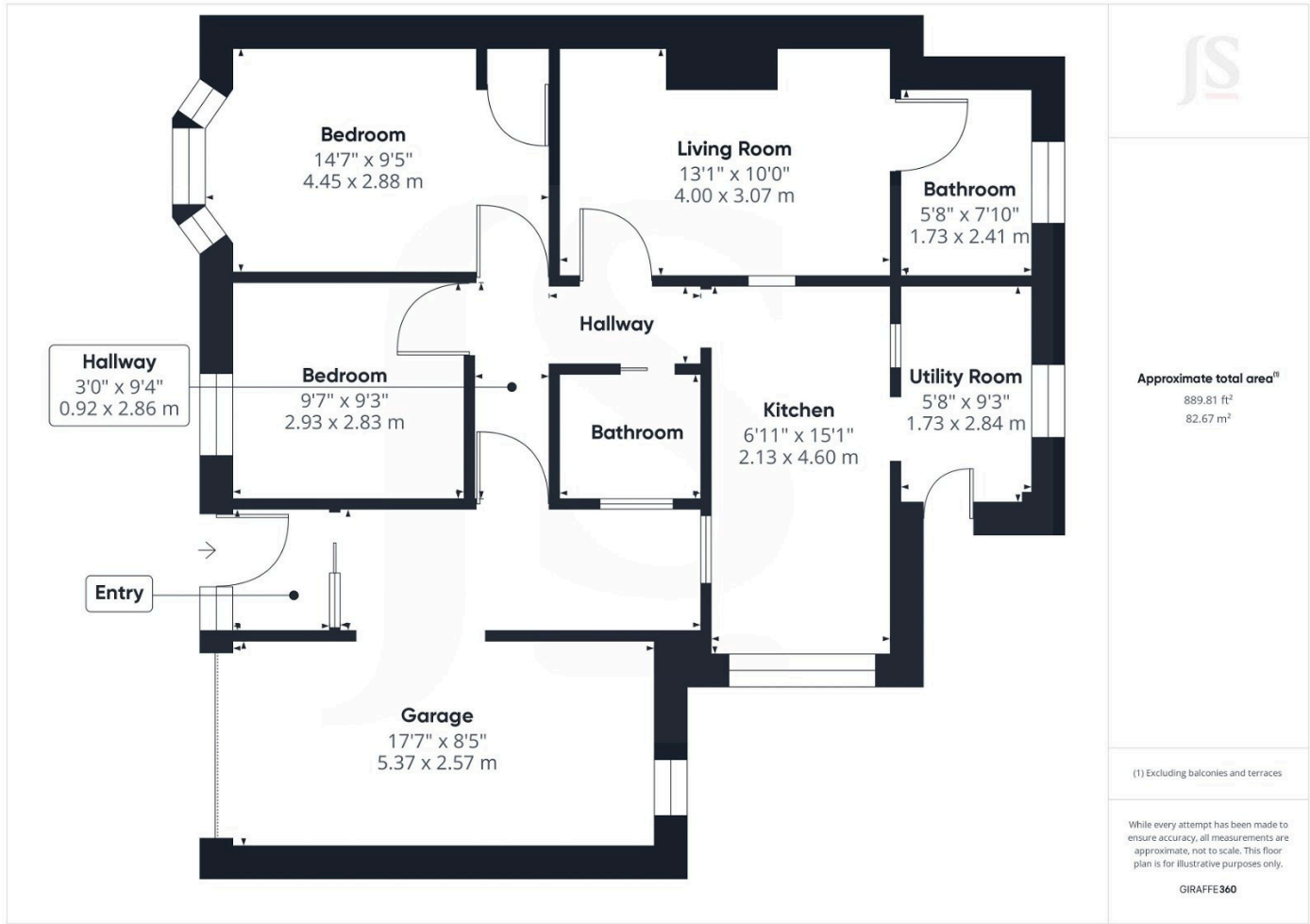
To the front of the property there is a private and secluded front garden with dwarf walls and hedges lining the side boundaries. There is an attractive driveway, with off road parking for multiple vehicles and a gate which provides access to the brick-built garage and the rear garden. The property benefits from an impressive, south-facing garden which has been cleverly landscaped, with multiple areas to relax in. There is a patio at the top of the garden and a large section laid to lawn with a swimming pool. Positioned at the bottom of the garden and spanning the full width is the timber outbuilding which is currently being used as a bar/entertainment space with a large double glazed window, power and electric heating, this space is perfectly functional. There is also a separate, double glazed garden shed, ideal for storing garden furniture or tools

LOCATION

Positioned in this extremely desirable road in the Willmore Phillips district of Broadwater, this family home is approximately 0.7 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 approximately 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 and convenient location is highly desirable.

Council Tax Band C





Property Details:

Floor area *as quoted by EPC: tbc

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.