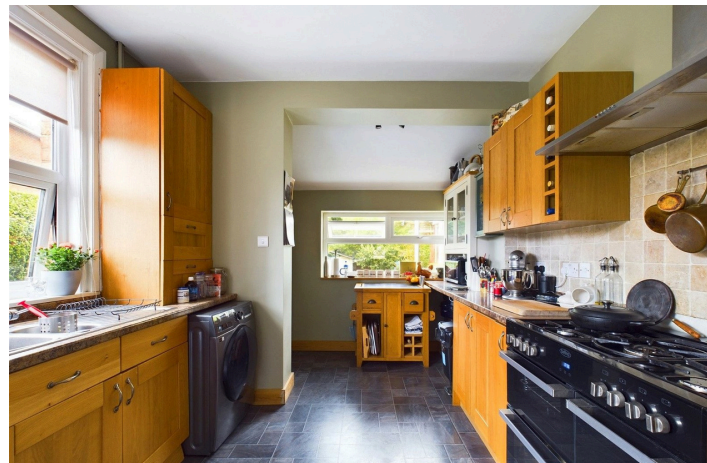




Dominion Road | Worthing | BN14 8JL  
Guide Price £550,000



Jacobs Steel are delighted to offer for sale this spacious and imposing period home situated in this highly desirable, residential location in Broadwater, close to shops, amenities, mainline train station and positioned within excellent school catchments. This beautifully presented property boasts three bedrooms, bay fronted living room, light dining room, conservatory, dual aspect kitchen, contemporary bathroom, separate W/C, impressive garden and off road parking for multiple cars.



## Key Features

- Semi Detached Family Home
- Three Bedrooms
- Bay Fronted Living Room
- Spacious Dining Room
- Conservatory
- Family Bathroom & Separate W/C
- Immaculate Rear Garden
- Off Road Parking For Multiple Vehicles
- Highly Desirable Broadwater Location
- Close To Local Shops, Amenities & Mainline Train Station



**3 Bedrooms**



**1 Bathroom**



**3 Reception Rooms**

### INTERNAL

The stained glass front door opens to the welcoming entrance hall, with under stairs storage, stairs that rise to the first floor and doors to all ground floor rooms. Positioned to the front of the property and measuring a generous 15' 0" x 13' 5" is the living room which boasts a large bay window, allowing for a wealth of natural daylight to flood the room, and a period fireplace with original tiled surround. Positioned next to this room is the dining room which measures a spacious 13' 0" x 10' 09" and benefits from access to the double glazed conservatory and impressive rear garden. The light and airy dual aspect kitchen has been installed with an array of oak-style floor and wall mounted cabinets and laminate worktops, with space and provisions for appliances. There is a stable door that leads to the side return and beautiful garden. To the first floor there are three bedrooms with the main bedroom being positioned to the front of the property and measuring a substantial 15' 01" x 12' 5", allowing for plenty of furniture such as a double bed, desk and wardrobes. This room boasts a large bay window which faces south-west, making this a pleasant, light and airy room. The second bedroom measures 12' 09" x 11' 10" and is also comfortably large enough for a double bed. This room boasts views of the immaculately maintained rear garden. This floor also benefits from an additional bedroom, which would make the perfect single bedroom or home office. The family bathroom has been installed with a bath with centre taps, corner shower cubicle and wash hand basin. The W/C is conveniently positioned adjacent to the bathroom.

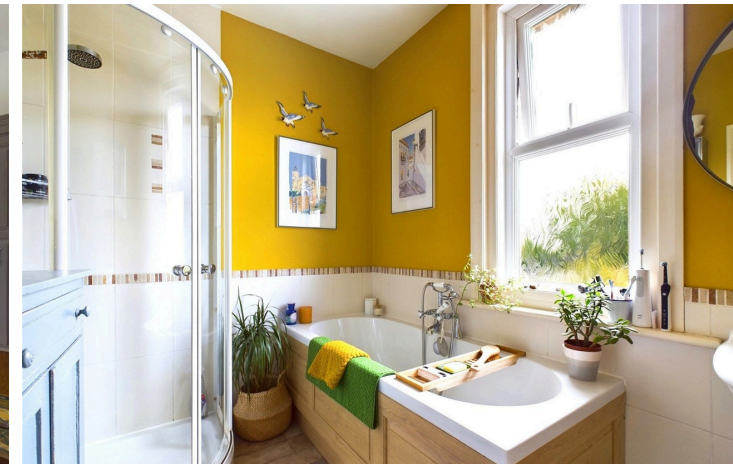
### EXTERNAL

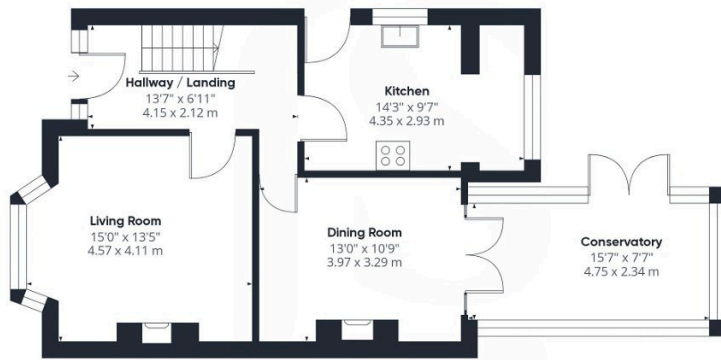
To the front of the property there are dwarf, flint fronted walls that line the boundaries, with a pathway that leads to the front door. A section is laid to lawn with the majority shingled, providing off road parking for multiple vehicles. There is a gate that leads to the side return and through to the garden. The private rear garden benefits from a patio area and is mostly laid to lawn. An abundance of mature trees and shrubs creates a sense of privacy and seclusion. There are two garden sheds, perfect for storing garden furniture or tools.

### LOCATION

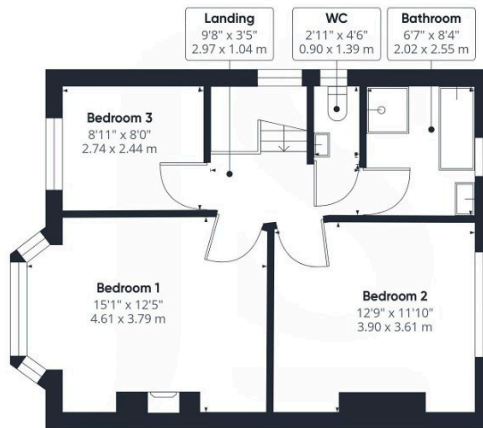
Positioned in this popular residential area of Broadwater, the property is approximately one mile to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is East Worthing which is approximately 0.6 miles away. 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

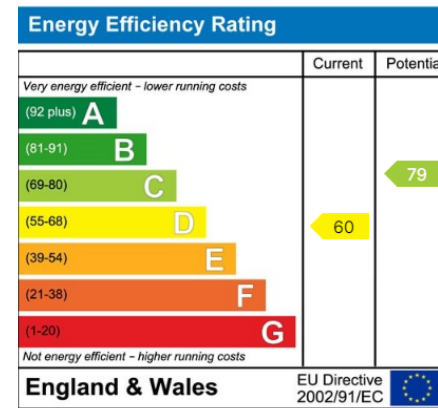




Floor 0



Floor 1



## Property Details:

Floor area \*as quoted by EPC: 1220 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.