

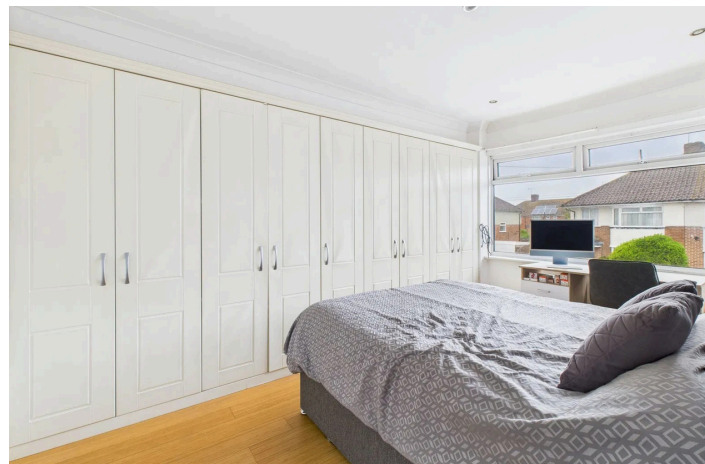


Broadwater Way | Broadwater | Worthing | BN14 9LP  
**£425,000**





Jacobs Steel are delighted to present for sale this beautifully presented and deceptively spacious semi-detached family home, ideally positioned on a highly sought-after residential road just a short stroll from the vibrant heart of Broadwater Village. The location offers excellent convenience, with a wide range of shops, cafés, and amenities close by, along with well-regarded schools and transport links. This charming property offers generous and well-balanced accommodation throughout, comprising three well-proportioned bedrooms, two versatile reception rooms, and a modern fitted kitchen and bathroom—perfect for contemporary family living. Externally, the home continues to impress, featuring a sunny south-facing rear garden, ample off-road parking for multiple vehicles, and a brick-built garage offering additional storage or workshop potential. The property is being sold with the vendors already suited, ensuring a smoother onward transaction for prospective buyers.





## Key Features

- Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Bathroom
- South Facing Rear Garden
- Off Road Parking For Several Vehicles
- Brick Built Garage
- Close To Shops & Amenities
- Good School Catchment Area
- Vendors Suited



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

Upon entering this well-proportioned family home, you are welcomed by a spacious and inviting lounge situated at the front of the property. This bright and airy reception room boasts a charming bay window that floods the space with natural light, creating a warm and welcoming atmosphere. To the rear of the property, you'll find a stylish, south-facing modern kitchen, thoughtfully designed with both aesthetics and functionality in mind. It features a comprehensive range of high-gloss white wall and base units, beautifully complemented by silver oak-effect laminate work surfaces. The kitchen also offers ample space and provisions for essential white goods, making it a highly practical space for everyday living. Adjacent to the kitchen is the dining room, which enjoys direct access to and views over the sunny south-facing rear garden. This room presents excellent potential to be opened up into a large open-plan kitchen/dining area - creating a contemporary and sociable hub of the home. Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom is notably spacious, measuring an impressive 13'9" x 8'4", and provides plenty of room for wardrobes and furnishings. Completing the accommodation is a family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, low-level WC, and hand wash basin—ideal for busy family routines or a relaxing soak at the end of the day.

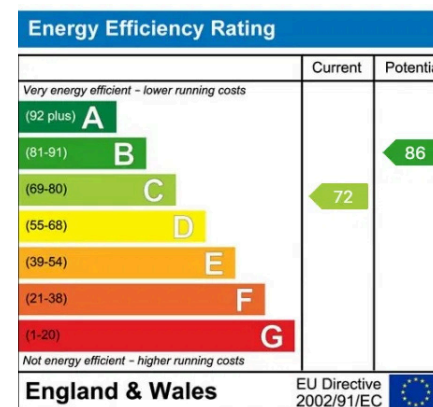
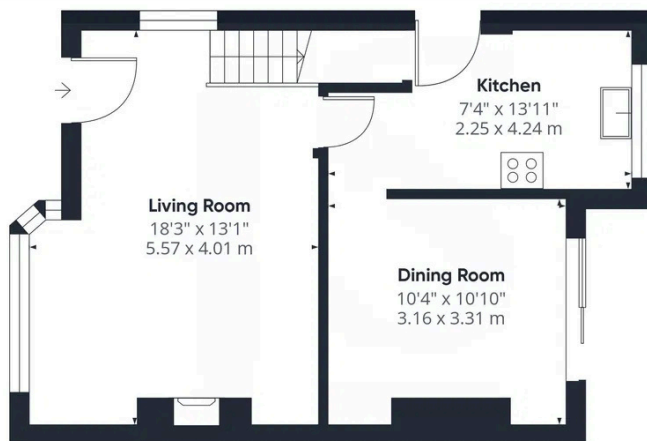
### EXTERNAL

The front of the property features a spacious driveway with room for multiple vehicles, alongside a carport providing sheltered parking. There is also access to a brick-built garage, ideal for secure parking, storage, or a workshop. The south-facing rear garden is a standout feature, enjoying plenty of natural light throughout the day. It includes a generous paved patio area—perfect for outdoor dining and entertaining—and a predominantly lawned space, ideal for children to play or gardening.

### LOCATION

Nestled on one of Broadwater's most sought-after and peaceful residential roads, this property enjoys an enviable location just 100 metres from the heart of Broadwater Village. Residents can take full advantage of the village's excellent selection of local shops, cafés, parks, and everyday amenities—all just a short stroll from the doorstep. For a broader range of leisure and retail options, Worthing Town Centre and its picturesque seafront lie approximately 2km away, offering a vibrant mix of high street stores, independent boutiques, restaurants, coffee shops, and cultural attractions including theatres and galleries. Commuters will appreciate the proximity of Worthing Central train station, located less than 1.3km from the property, providing convenient links along the coast and to London. Families are well catered for, with highly regarded schools for all age groups within easy reach, while reliable local bus routes provide swift access to surrounding districts and coastal towns.





## Property Details:

Floor area \*as quoted by floorplan

Tenure: Freehold

Council tax band: D

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.