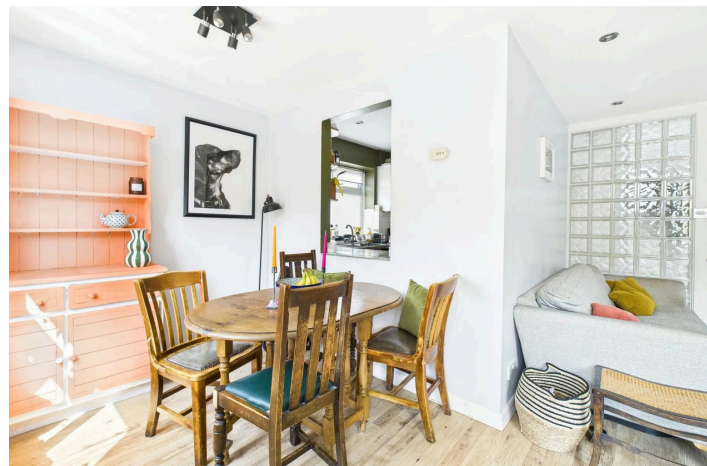




Pembury Close | Broadwater | Worthing | BN14 7DW
Guide Price £400,000



Jacobs Steel are proud to present this deceptively spacious semi-detached family home, ideally located in a quiet and popular cul-de-sac in Broadwater. Just a short distance from local shops, amenities and the mainline train station, this well-appointed property features a generous south-facing lounge/diner, three first floor bedrooms, fitted kitchen, contemporary bathroom, ground floor WC, off-road parking, and a brick-built garage. Additionally there is a private south-facing rear garden and the added benefit of no onward chain.



Key Features

- Semi-Detached Family Home
- Three First Floor Bedrooms
- Large South Facing Lounge/Diner
- Shaker Style Fitted Kitchen
- Contemporary Fitted Bathroom
- Ground Floor W/C
- South Facing Rear Garden
- Off Road Parking & Garage
- Popular Cul-De-Sac Location
- No Ongoing Chain



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Step through your own private front door into a warm and welcoming entrance hallway, offering access to all principal ground floor rooms. A convenient downstairs WC with hand wash basin adds practicality to this thoughtfully designed layout, while stairs lead to the first floor. The heart of the home is the stunning south-facing lounge/diner — a bright, beautifully proportioned space measuring an impressive 18'5" x 15'11". Flooded with natural light throughout the day, this versatile room offers the perfect setting for both relaxed family living and formal dining. French doors open directly onto the private, sun-soaked rear garden, seamlessly blending indoor and outdoor living. The well-appointed kitchen features an attractive range of wall and base units with contrasting laminate worktops, providing ample storage and preparation space. There is room and plumbing for all essential white goods, making it a functional and efficient space for busy family life. Upstairs, the property continues to impress with three generously sized bedrooms. The principal bedroom is a spacious 12'4" x 9'5" and benefits from a range of fitted wardrobes, offering excellent storage while maintaining a calm and uncluttered aesthetic. The two additional bedrooms are equally well-sized and ideal for children, guests, or use as a home office. A modern family bathroom completes the first floor, fitted with a classic white suite comprising a full-sized bath with shower over, a low-level WC, and a hand wash basin.

EXTERNAL

The front of the property features a well-maintained lawn bordered by mature shrubs, creating an attractive and welcoming approach. A private driveway provides ample off-road parking for multiple vehicles and leads to a substantial brick-built garage. To the rear, the beautifully kept south-facing garden enjoys plenty of sunshine throughout the day. It offers a perfect blend of paved patio for outdoor dining and a lawned area ideal for relaxation or play. A timber-built outbuilding adds versatile storage or hobby space, and a convenient side door provides easy access to the garage.

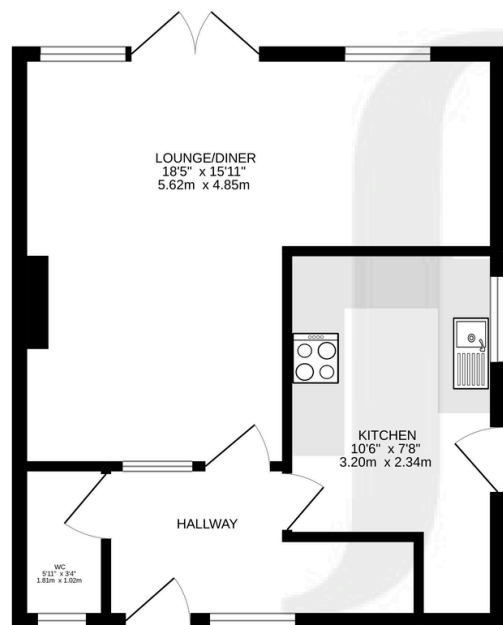
LOCATION

Situated In a quiet residential cul-de-sac in the popular Broadwater area with local shops being available at nearby South Farm Road and Broadwater's main shopping parade, both within a short walk. The area is popular with families as it falls within sought after school catchment areas, including Broadwater CofE Primary. Worthing mainline station is within 350 metres and Worthing Town Centre with its comprehensive range of shops, cafes, restaurants and theatres is less than 1km away.

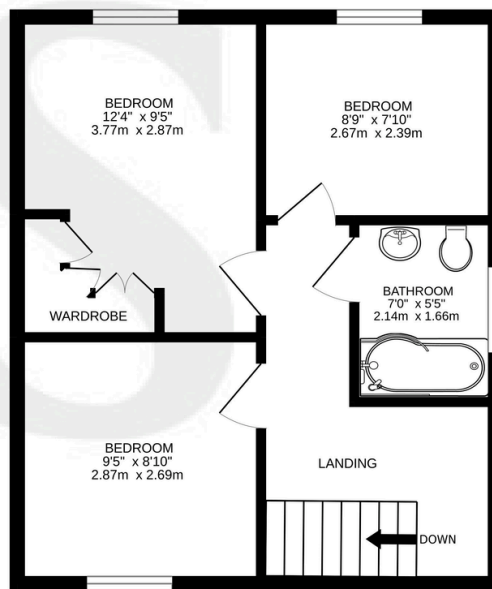
Council Tax: Band C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Property Details:

Floor area *as quoted by floorplan:

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.