



5 Rectory Gardens, Broadwater, Worthing, BN14 7TE
Guide Price £600,000

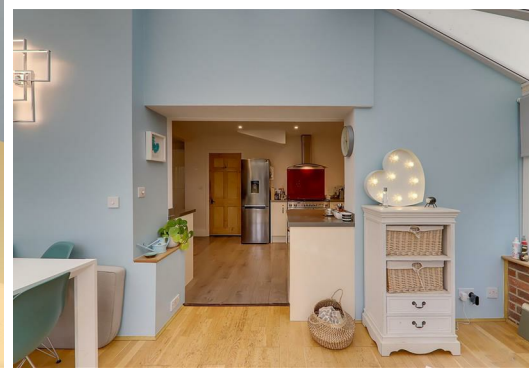
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A four to five bedroom semi detached family home situated in the heart of our highly sought after Broadwater catchment area. The property offers spacious and versatile accommodation, including even the possibility of annex accommodation.

The full accommodation consists of a covered entrance porch, reception hall, lounge, open plan lounge/dining room, full width conservatory, ground floor bedroom with en-suite cloakroom, first floor landing, four first floor bedrooms, bathroom, shower room, separate w.c, loft, private driveway, rear garden and feature garden cabin/office/games room.

- Semi Detached Family Home
- Favoured Broadwater Catchment
- Four To Five Bedrooms
- Secluded & South Rear Garden
- Open Plan Kitchen/Dining
- Two Bathrooms
- Double Glazed Conservatory
- Feature Garden Cabin



Covered Porch

Tiled floor. Outside light. Part stained glass double glazed front door to the reception hall.

Reception Hall

4.11m x 1.73m (13'6 x 5'8)

Two North aspect obscure glass double glazed windows. Tall radiator panel. Central heating thermostat. Wood laminate flooring. Levelled ceiling. Staircase to first floor landing with an understairs storage cupboard. Doors to lounge, ground floor bedroom and kitchen/dining room.

Lounge

3.89m x 3.56m (12'9 x 11'8)

North aspect via a double glazed bay window. Chimney breast with display alcove. Radiator. Wood laminate flooring. Levelled and coved ceiling. Glazed French doors to the kitchen/dining room.

Kitchen/Dining Room

7.47m x 3.89m (24'6 x 12'9)

Open plan and a feature of this home. Re-fitted kitchen suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of work surfaces and matching island offering additional cupboards and drawers under. Matching shelved wall units. Space for range cooker with extractor hood over. Spaces for washing machine, tumble dryer, dishwasher and upright fridge/freezer. Space for dining table and chairs. Cupboard housing the homes wall mounted central heating boiler (new 2023). Central heating programmer. Chimney breast with display alcove. Levelled ceiling with spotlights. Opening and separate double glazed sliding doors to the conservatory. East aspect double glazed window.

Conservatory

7.32m x 2.82m (24'0 x 9'3)

Triple aspect via East, West and South facing double glazed windows set on a brick base. Pitched polycarbonate roof with opening vent window. Two radiators. Wall light point. Double glazed French doors to the rear garden.

Ground Floor Bedroom/Family Room

5.23m x 3.25m (17'2 x 10'8)

North aspect via double glazed windows. Radiator. Wood laminate flooring. Three wall light points. Levelled ceiling.

En-Suite Cloakroom

1.32m x 0.74m (4'4 x 2'5)

Push button w.c. Wall mounted corner wash hand basin with mixer taps and storage cupboard below. Wood laminate flooring. Levelled ceiling. Extractor fan. Obscure glass double glazed window.

First Floor Landing

Split level. Radiator. Built in linen cupboard with slatted shelving. Levelled ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

3.89m x 3.25m (12'9 x 10'8)

North aspect via double glazed windows. Fitted double bedroom wardrobe. Radiator. Dimmer switch. Coved and textured ceiling.

Bedroom Two

3.89m x 3.25m (12'9 x 10'8)

South aspect via double glazed windows. Fitted double mirror fronted wardrobe. Radiator. Feature wall. Levelled ceiling.

Bedroom Three

4.01m x 3.25m (13'2 x 10'8)

North aspect double glazed windows. Fitted bedroom wardrobes to length of room. Radiator. Levelled and coved ceiling.

Bedroom Four

2.21m x 2.18m (7'3 x 7'2)

North aspect double glazed window. Radiator. Dimmer switch. Textured ceiling.

Bathroom

2.24m x 1.65m (7'4 x 5'5)

Fitted suite comprising of a panelled bath with mixer taps and having shower head and shower screen over. Wash hand basin set into vanity unit with mixer taps and storage. Part tiled walls. Chrome ladder radiator. Levelled ceiling with spotlights. Obscure glass double glazed window.

Shower Room

2.21m x 1.32m (7'3 x 4'4)

Re-fitted suite in 2019 comprising of a walk in double shower cubicle with shower attachment shower head and

screen. Wall mounted wash hand basin having mixer taps and storage cupboards below. Push button w.c. Ladder design radiator. Tiled flooring. Tiled walls. Levelled ceiling with spotlights. Obscure glass double glazed window.

Separate W.C

1.35m x 0.76m (4'5 x 2'6)

Low level w.c. Textured ceiling. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Brick block paved driveway providing off street parking. Flower and shrub border. Outside wall light. Side wooden gate to rear garden.

Rear Garden

South facing and a further feature of the home. The first area of garden is wood decked to the rear and full width of the home offering extensive space for garden tables, chairs and entertaining. Outside wall lights and external power socket. Area of garden laid to artificial grass. Flower and shrub border. Storage shed adjoining and to the side of cabin with light.

Garden Cabin

7.32m x 3.73m (24'0 x 12'3)

North aspect via double glazed windows and sliding doors to the rear garden. Power and light. Wood effect vinyl flooring with electric underfloor heating.. Two wall light points. Levelled ceiling with spotlights. Considered perfect for multiple uses, such as a games room, second lounge, gym, hobbies room or a work from home environment.

Council Tax

Council Tax Band D









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 plus) 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 & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

