



126 Broadwater Street West, Worthing, BN14 9DJ

Guide Price £650,000



A well presented four bedroom detached family home located in both a sought after road and location with views over broadwater green. Accommodation briefly comprises; entrance hall, bay fronted lounge, seperate dining room, modern fitted kitchen/breakfast room, ground floor shower room, first floor landing, four well proportioned bedrooms and a family bathroom/W.C. Externally the home offers off road parking as well as private front and rear gardens and a garage. Benefits include gas fired central heating, double glazed windows and viewing is highly recommended to appreciate the overall size of this home.

- Detached Family Home
- Four Bedrooms
- Off Road Parking
- Garage
- Views Of Broadwater Green
- Popular Road & Broadwater Location
- Ground Floor Shower Room
- Viewing Recommended





### Entrance Hall

Accessed via a double glazed door and an additional obscured double glazed window. Radiator. Picture rail. Under stairs storage cupboard. Laminated flooring.

### Lounge

5.03m x 4.34m (16'6 x 14'3)

Feature fireplace with wooden surround. Two radiators. Bay fronted double glazed window. Picture rail. Coved ceiling. Inset spotlights.

### Extended Dining Room

6.68m x 4.14m (21'11 x 13'7)

Feature fireplace with wooden surround. Two radiators. Two double glazed windows and a double glazed door overlooking and leading to rear garden. Picture rail. Coved ceiling. Inset spotlights.

### Kitchen/Breakfast Room

5.08m x 4.09m (16'8 x 13'5)

A modern fitted kitchen comprising; one and a half bowl single drainer sink unit with mixer taps and cupboard under. Areas of roll top work surface with additional cupboards and drawers below. Matching wall mounted units. Space for five ring 'rangemaster' gas hob and oven with splash back extractor over. Integrated dishwasher and washing machine. Integrated under counter fridge and freezer. Central island with additional work surface and space for



approximately three stools. Floor to ceiling radiator. Two double glazed windows overlooking rear garden and a double glazed door. Skimmed ceiling with inset spotlights.

### Ground Floor Shower Room/W.C

Fitted suite comprising; step in shower cubicle with electric shower over. Pedestal wash hand basin mixer taps and storage below. Close coupled W.C. Tiled walls. Obscured double glazed window. Radiator. Part tiled walls. Extractor fan.

### First Floor Landing

Space to be used as an office. Stained glass single glazed port hole window with additional double glazed window with views of Broadwater green. Radiator. Built in cupboard housing combination boiler. Access to loft. Skimmed and coved ceiling with inset spotlights.

### Bedroom One

4.95m x 4.37m (16'3 x 14'4)

Fitted wardrobe and additional storage in alcove. Bay fronted double glazed window with views of Broadwater green. Radiator. Picture rail.

### Bedroom Two

4.93m x 3.15m (16'2 x 10'4)

Double glazed window. Radiator. Picture rail. Built in storage cupboard in the alcove.



### Bedroom Three

3.20m x 3.68m (10'6 x 12'1)

Double glazed window. Radiator. Picture rail.

### Bedroom Four

2.92m x 2.59m (9'7 x 8'6)

Double glazed window. Radiator. Picture rail.

### Family Bathroom/W.C

Fitted suite comprising; panelled bath with mixer taps and shower head over. Pedestal wash hand basin with mixer taps. Close coupled W.C. Tiled walls. Obscured double glazed window. Inset spotlights. Extractor fan. Heated towel rail.

### Externally

#### Front Garden & Driveway

Enclosed via a stone wall and laid to lawn. Shrub and tree borders. Shingled driveway to provide off road parking for approximately two cars.

#### Private Rear Garden

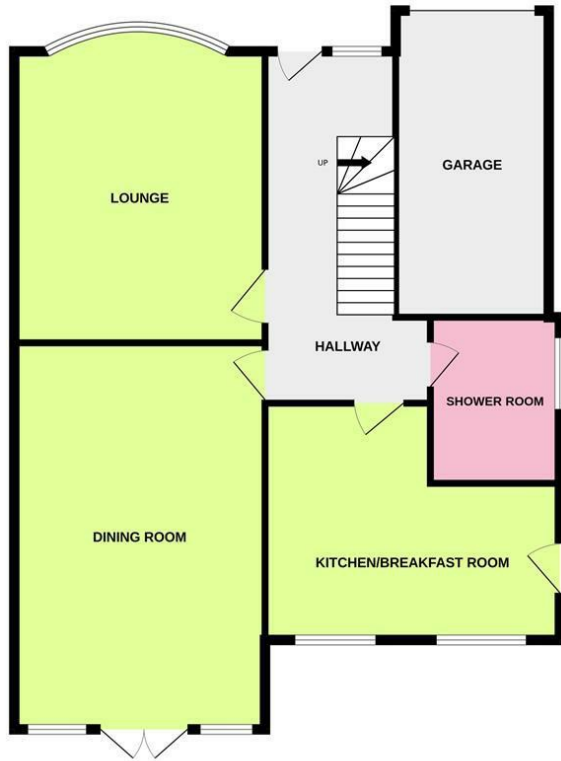
Predominately laid to lawn with additional patio areas. Fenced to two sides. Side access. Outside tap.

#### Council Tax

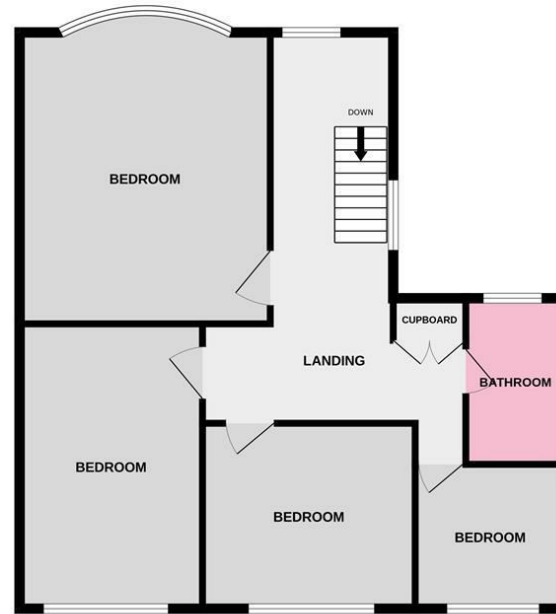
Band F



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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>70</b>
(55-68) <b>D</b>	<b>56</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



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