



Sheridan Road, Broadwater, Worthing, BN14 8EU
Guide Price £650,000

and company
bacon
Estate and letting agents



A five bedroom extended semi detached house occupying a larger than average corner plot within the sought after catchment area of Broadwater. The home offers versatile and spacious accommodation comprising of a reception hall, lounge, family room, extended dining room, feature kitchen, ground floor cloakroom/utility area, first floor landing, three first floor bedrooms, family bathroom/w.c, second floor landing, two second floor bedrooms, two private driveways, garage, outbuildings and rear garden.

- Semi Detached Family Home
- Sought After Road and Catchment
- Five Bedrooms
- Feature Full Width Extension
- Garden Cabins
- Modern Re-Fitted Kitchen
- Ground Floor Cloakroom
- Viewing Essential



Covered Porch

Outside light. Composite front door to the reception hall.

Reception Hall

3.78m x 2.51m into bay (12'5" x 8'3" into bay)

Dual aspect via a North facing leaded light obscure glass double glazed window and a feature East facing double glazed bay window with fitted shutters. Radiator. Dado rail. Two wall light points. Coved and levelled ceiling. Staircase to first floor landing with an understairs storage cupboard. Doors to lounge, dining room and kitchen.

Lounge

4.34 x 3.84 (14'3" x 12'7")

South aspect via a double glazed half bay window with fitted shutters. Radiator. Dimmer switch. Wood laminate flooring. Tv point. Levelled and coved ceiling.

Family Room

4.19 x 3.28 (13'9" x 10'9")

Radiator. Dado rail. Wood laminate flooring. Tv point. Levelled and coved ceiling. Opening to dining room.

Dining Room

7.16m x 3.10m (23'6" x 10'2")

Triple aspect with West facing obscure glass double glazed windows, East aspect double glazed windows and French doors and North facing double glazed windows and bi-folding doors to rear garden. Roof lantern with coloured lighting. Radiator. Wood laminate flooring. Levelled ceiling with spotlights. Opening to kitchen.

Kitchen

4.95 x 3.40 (16'3" x 11'2")

Stunning re-fitted kitchen in March 2016. The suite comprises of a Corian single drainer sink having mixer taps and storage cupboards below. Areas of Corian work surfaces offering additional soft closing cupboards and drawers with inset lighting. Matching shelved wall units with lighting. Island with four ring induction hob having combined extractor fan/hood over and further soft closing cupboards to one side and breakfast bar to the other. Two AEG self cleaning oven and grills, matching warming tray, microwave and grill. Wine cooler. Integrated dishwasher. Engineered wood laminate flooring. Tall panel radiator. TV point. Levelled and coved ceiling with spotlights.

G/Floor Cloakroom / Utility Room

3.25 x 0.91 (10'8" x 3'0")

Push button w.c. Wall mounted wash hand basin with tiled splashback. Space for washing machine and tumble dryer. Wood laminate flooring. Radiator. Wall mounted boiler. Extractor fan. Levelled and coved ceiling. Obscure glass double glazed window.

First Floor Landing

East aspect via an obscure glass double glazed window. Central heating thermostat. Levelled and coved ceiling. Staircase to second floor landing. Doors to all first floor bedrooms and bathroom.

Bedroom One

3.73 x 3.43 (12'3" x 11'3")

South aspect via double glazed windows with fitted shutters. Range of fitted 'Freestyle' bedroom furniture comprising of three double wardrobes, single wardrobe, chest of drawers with mirror and lighting over and a storage cupboard. Radiator. Dimmer switch. TV point. Wood laminate flooring. Levelled and coved ceiling.

Bedroom Two

3.68 x 3.28 (12'1" x 10'9")

North aspect via double glazed windows. Radiator. Wood laminate flooring. Understairs recess giving storage space and housing a fitted double wardrobe and storage cupboards. TV point. Levelled and coved ceiling.

Bedroom Three

3.07 x 2.69 (10'1" x 8'10")

Dual aspect via a South facing oriel double glazed window and East facing double glazed bay window, both with fitted shutters. Radiator. Fitted double wardrobe. Wood laminate flooring. Picture rail. TV point. Levelled and coved ceiling.

Family Bathroom/W.C

3.00 x 2.39 (9'10" x 7'10")

White fitted suite comprising of a shaped panelled bath having mixer taps and with shower screen and electric shower unit over. Wash hand basin set into vanity unit having storage units below and to either side along with a fitted mirror with lighting. Push button w.c. Ladder design radiator/towel rail. Tiled flooring with underfloor heating. Part tiled walls. Levelled and coved ceiling. Two obscure glass double glazed windows.

Second Floor Landing

Doors to bedrooms four and five. Dado rail. Levelled ceiling.

Bedroom Four

3.15 x 2.46 (10'4" x 8'1")

Dual aspect via South and East facing velux windows. Radiator. TV point. Fitted storage cupboards and display shelving. Wood laminate flooring. Tv point. Eaves storage access. Levelled ceiling.

Bedroom Five

2.57 x 2.26 max (8'5" x 7'5" max)

North aspect via a velux windows offering views across parts of Broadwater and to the Downs beyond. Radiator. Fitted storage

cupboard. Wood laminate flooring. Tv point. Eaves storage access. Levelled ceiling.

OUTSIDE

Front Garden

Divided into two main areas, the first being laid to lawn with flower and shrub borders and the majority then being laid to brick block paving and providing off street parking for two to three vehicles. Paved pathway to the front door. Side gate to rear garden.

Rear Garden

A further feature of the home due to its size and seclusion. The first area of garden is laid to porcelain non slip paving to the rear and side of the home offering extensive space for entertaining, storage and garden furniture. The majority of garden is then laid to lawn. Apple tree (cooking). Brick built storage shed and two wooden storage sheds. External power sockets. Outside water tap. Wooden gates to private driveway.

Outbuildings

To the side of the garden are three feature grey composite clad outbuildings comprising of a GYM (8'11" x 8'11"), BAR (9'2" x 7'9") and STORE ROOM/OFFICE (16'4" x 6'7"). All buildings have cavity wall and ceiling insulation. The bar area has two entrances, a single double glazed door and French double glazed doors along with power and light, wood laminate flooring, fitted storage cupboards, levelled ceiling and space for an American design fridge freezer (plumbing supplied from kitchen). The gym also offers a double glazed door to the garden, power and light and levelled ceiling. The store room is accessed via a double glazed door with fitted shelving, power and light. Adjoining the outbuildings is a composite decked patio area, set under a pergola and with a fitted HOT TUB with Bluetooth features.

Private Driveway

Located to the rear of the homes grounds (access from Marlowe Road) and providing off street parking and leading to the garage.

Detached Garage

Brick built and accessed via an up and over door.

Council Tax

Council Tax Band C

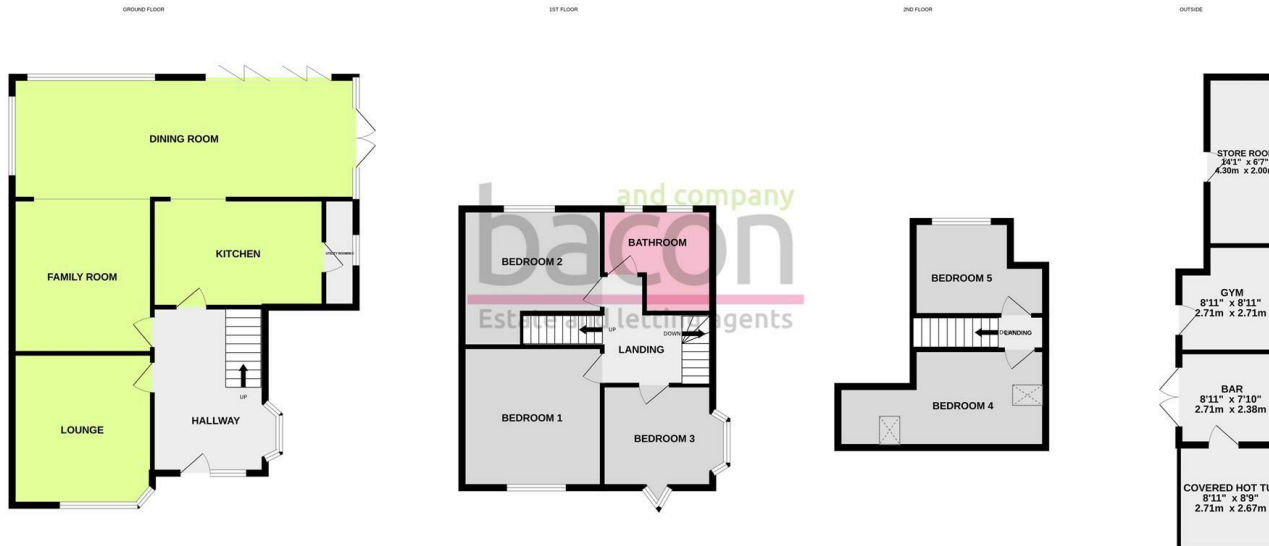


ZY FUN HAPPY HOME









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.
 Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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.

