



9 Broadwater Way, Worthing, BN14 9LP  
Guide Price £475,000



Situated in the heart of popular Broadwater, a three bedroom extended semi detached family house offered for sale with accommodation including as follows: lounge, dining room, family room, extended kitchen/breakfast room, ground floor WC, converted garage/utility room, three bedrooms and family bathroom. The gardens at the rear are of popular southerly aspect and there is off road parking at the front. Viewing highly recommended.

- Semi Detached Family Home
- Popular Broadwater Location
- Three Bedrooms
- Bathroom & Ground Floor WC
- Lounge & Dining Room
- Extended Kitchen/Breakfast Room
- Family Room
- Converted Garage/ Utility & Parking





### Entrance

Part glazed front door to:

### Entrance Porch

Tile flooring, front door to to:

### Entrance Hall

Attractive parquet flooring, double radiator, staircase to first floor with cupboard and cloaks cupboard, , radiator.

### Lounge

4.42m x 4.09m (14'6 x 13'5)

Feature fireplace and surround, double glazed bay window to front, radiator, coved ceiling.

### Dining Room

3.66m x 3.53m (12'0 x 11'7)

Continued parquet flooring, feature fireplace and surround, levelled ceiling. Door to family room and opening to:

### Kitchen/Breakfast Room

5.89m x 3.00m (19'4 x 9'10)

Excellent range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit and four ring hob, split level double oven, space used for larger fridge freezer and dishwasher, wall mounted cupboards and part tiled walls, levelled ceiling, double glazed window to rear and door to and overlooking the rear garden, radiator, door to garage/utility room.

### Family Room

5.89m x 3.00m (19'4 x 9'10)

Double glazed window to side and patio doors to and overlooking the rear garden, tiled flooring, storage cupboard.

### Ground Floor WC

Forming part of the garage /utility room.

### First Floor Landing

Double glazed window, access to loft space, doors to:

### Bedroom 1

5.08m x 3.51m (16'8 x 11'6)

Double glazed bay window to front radiator, range of fitted wardrobes with cupboards above, coved ceiling.

### Bedroom 2

3.25m x 3.15m (10'8 x 10'4)

Two double recessed wardrobes with cupboards above, double glazed window to rear, radiator.

### Bedroom 3

2.59m x 2.54m (8'6 x 8'4)

Double radiator, double glazed window, levelled ceiling.

### Bathroom/WC

Suite comprising bath with shower over, wash hand basin with cupboards under, low level flush WC, tiled flooring, coved ceiling, double glazed window, heated towel rail.

### Gardens

The rear garden is of popular SOUTHERLY aspect , mainly laid to lawn with patio area extending on one side, raised flower and shrub borders.

### Garage/Utility Room

4.72m x 3.45m (15'6 x 11'4)

Converted into a storage area with space used for washing machine and tumble dryer. Access to ground floor WC.

### Front Garden/Parking

Off Road parking at the front with garden area mainly laid to lawn.

### 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) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>	<b>69</b>		
(55-68) <b>D</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.

