



30 Marlowe Road, Broadwater, Worthing, BN14 8EP
Guide Price £465,000

and company
bacon
Estate and letting agents



An extended four bedroom mid terrace family home situated within the sought after catchment area of Broadwater. The accommodation consists of a reception hall, lounge, open plan kitchen/dining room, first floor landing, three first floor bedrooms and family bathroom/w.c, second floor landing, second floor principle bedroom and shower room/w.c, private driveway, rear garden, garden cabin and workshop.

- Four Bedroom Terraced Home
- Sought After Broadwater Catchment
- Open Plan Kitchen/Dining Room
- Two Bathrooms
- Private Driveway
- Garden Cabin & Workshop
- Immaculate Condition
- Viewing Essential



Reception Hall

4.39m x 1.85m (14'5 x 6'1)

Accessed via a composite front door. West aspect obscure glass double glazed window. Radiator in decorative casing. Wood effect LVT flooring. Central heating thermostat. Levelled and coved ceiling. Staircase to first floor landing with an understairs storage cupboard. Doors to lounge and kitchen.

Lounge

3.99m into bay x 3.35m (13'1 into bay x 11'0)

West aspect via a double glazed bay window with fitted blinds. Chimney breast with alcoves for television and sound bar. Fitted modern electric flame effect fire (available via separate negotiation). Radiator. Wood effect LVT flooring. Coved and textured ceiling.

Open Plan Kitchen/Dining Room

Kitchen Area

4.39m x 2.41m (14'5 x 7'11)

Re-fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and integrated dishwasher below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units and display shelving. Fitted 'Bosch' double oven and grill. Four ring induction hob. Integrated fridge and washing machine. Wood effect LVT flooring. Levelled and coved ceiling with spotlights. East aspect double glazed window. Opening to dining area.

Dining Area

4.01m x 3.33m (13'2 x 10'11)

East aspect via double glazed French doors to the rear garden. Wall recess for television and display. Tall panel radiator. Wood effect LVT flooring. Levelled and coved ceiling.

First Floor Landing

2.67m x 2.49m (8'9 x 8'2)

Built in linen cupboard housing the homes wall mounted central heating boiler. Levelled and coved ceiling.

staircase to second floor landing. Doors to all first floor rooms.

Bedroom Two

4.57m into bay x 3.38m (15'0 into bay x 11'1)

West aspect via a double glazed bay window with fitted blinds. Two fitted double bedroom wardrobes with matching storage cupboards over and separate chest of drawers. Radiator in decorative casing. Fitted window seat with storage. Two wall light points. Coved and textured ceiling.

Bedroom Three

3.63m x 3.40m (11'11 x 11'2)

East aspect via double glazed windows. Radiator. Levelled and coved ceiling.

Bedroom Four

2.72m x 2.44m (8'11 x 8'0)

West aspect double glazed window with fitted blind. Radiator. Coved and textured ceiling.

Family Bathroom/W.C

2.39m x 1.91m (7'10 x 6'3)

Fitted suite comprising of a shaped panelled bath with mixer taps and having shower head and shower screen over. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Tile effect vinyl flooring. Chrome ladder design radiator. Tiled walls. Levelled and coved ceiling. Two obscure glass double glazed windows.

Second Floor Landing

2.18m x 1.93m (7'2 x 6'4)

Levelled and coved ceiling. Doors to bedroom one and shower room.

Bedroom One

5.28m max x 5.18m max (17'4 max x 17'0 max)

NB: Room narrows in width to 10'5. Dual aspect via East facing double glazed windows and two West facing velux windows. Radiator. Levelled and coved ceiling.

Shower Room/W.C

1.65m x 1.35m (5'5 x 4'5)

Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin with mixer taps. Push button w.c. Tiled walls. Wood effect vinyl flooring. Extractor fan. Levelled and coved ceiling. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Brick block paved and providing off street parking.

Rear Garden

A further feature of the home and divided into three main areas. The first area of garden is laid to composite decking to the rear and full width of the home offering ample space for outside garden table and chairs. The second area of garden is laid to lawn with flower and shrub borders to either side and with stepping stones leading to the final area of garden, laid as additional composite decked patio area with space for hot tub (available via separate negotiation).

Garden Cabin

5.31m x 3.56m (17'5 x 11'8)

Accessed via West facing double glazed bi-folding doors. Fitted bar. Power and light. Built in storage cupboard. Carpeted. Levelled ceiling with spotlights. Internal door to workshop.

Workshop

5.36m x 1.68m (17'7 x 5'6)

Two internal windows allowing light in from the cabin. Power and light. Doors providing rear access.

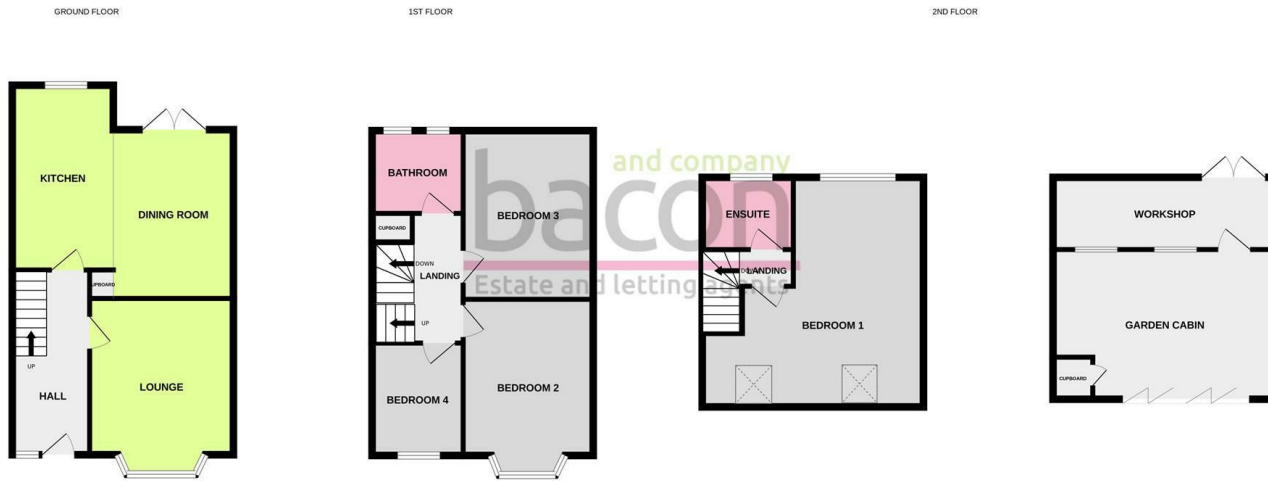
Council Tax

Council Tax Band C









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		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

