



Kingsland Road, Broadwater, Worthing, BN14 9EE
Guide Price £450,000

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A most attractive and rarely available flintstone semi detached house with that cottage feeling, having been considerably improved by its present owners and internal viewing here is thoroughly recommended to appreciate its many features . The accommodation includes a entrance porch, entrance hall, living room with multi fuel burner, kitchen /dining room again with multi fuel burner, inner hall, ground floor WC, landing , two double bedrooms and a bathroom/wet room/WC. Externally there is a private secluded rear garden/ courtyard and a larger attractive and again secluded front garden giving the property privacy with workshop, greenhouse and a cabin useful for home working. The property also has two off road parking spaces.

- Cottage style refurbished semi detached house
- Popular Broadwater location
- Lounge
- Kitchen/Dining Room
- Ground floor WC
- Two Double Bedrooms
- Bathroom/Wet room WC
- Feature Gardens and Parking



Entrance Porch

Double doors to the porch and single glazed door to the house, tiled flooring.

Entrance Hall

featuring original brick flooring, staircase to first floor with under stairs storage cupboard (plumbing for washing machine), additional cupboard housing gas fired boiler, radiator, door to:

Living room

3.61m x 3.00m (11'10 x 9'10)

Feature multi fuel burner, radiator, double glazed window to front, wooden floors, levelled ceiling.

Kitchen/Diner

6.10m x 3.81m narr to 2.62m (20'0 x 12'6 narr to 8'7)

Dining Section.

Exposed wooden flooring, inset feature multi fuel burner, levelled ceiling, radiator, double glazed window overlooking the rear garden, levelled ceiling, access via inner hall to garden and ground floor WC. Opening to:

Kitchen Section

Range of worktop surfaces with cupboards under and space used for Range style cooker with extractor and canopy over, double glazed window to side and rear, original brick flooring.

Inner hall

Door to ground floor WC and door to rear garden.

Ground Floor WC

Low level flush WC, wall mounted wash hand basin, tiled flooring.

First Floor Landing

Landing window, access to loft space, storage cupboard, wood flooring, levelled ceiling, doors to:

Bedroom 1

3.71m x 3.66m (12'2 x 12'0)

Double glazed window, feature fireplace, wood flooring, radiator, levelled ceiling.

Bedroom 2

3.71m x 3.05m (12'2 x 10'0)

Wood flooring, radiator, double glazed window to front.

Bathroom/Wet room/WC

Comprising bath with mixer tap and shower attachment, step in showering area with guard, low level flush WC, wall mounted wash hand basin, heated towel rail, double glazed window, tiled flooring.

Rear Garden

cottage style secluded courtyard rear garden paved with walling surround, shed and side access to front with outside tap.

Front Garden and Entrance

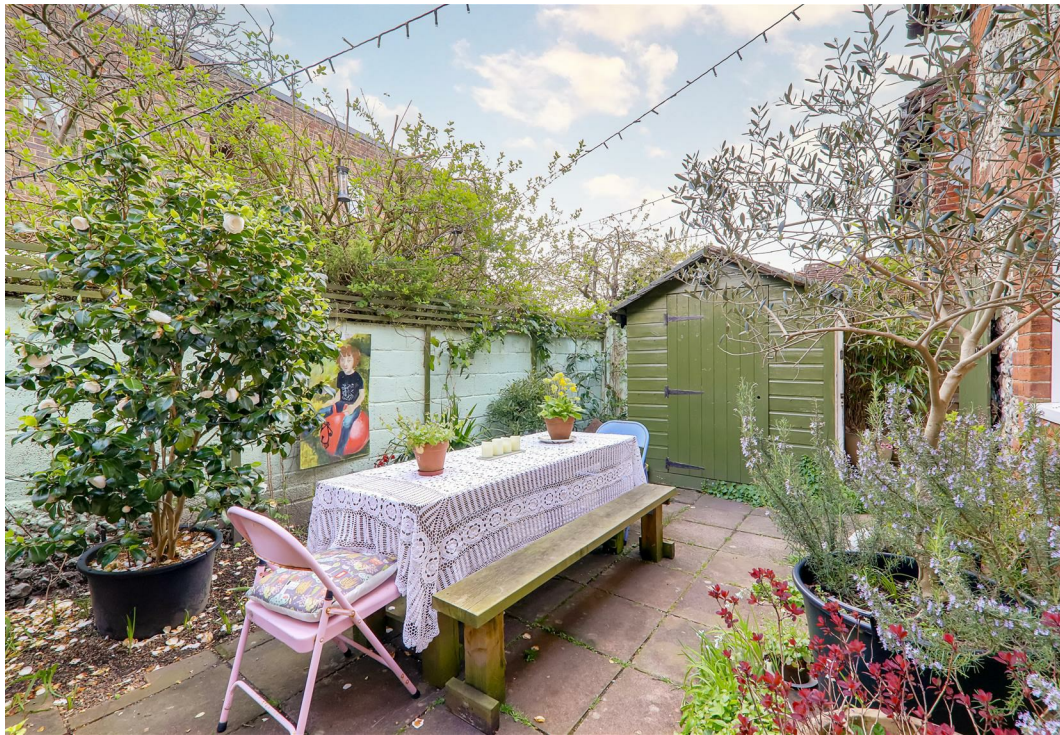
A true feature of the property highlighting a lovely entrance to the property with secluded paved and lawn areas, mature flower and shrub borders, water feature, greenhouse,

Garage/workshop (17'3 x 8'10), wood cabin with power and light (23'3 x 9'0). This could be used as a gym or for home working. There is a gate to the front closing off this entrance with a door bell for access.

Off Road Parking

Off road parking in front of the front garden for two cars.

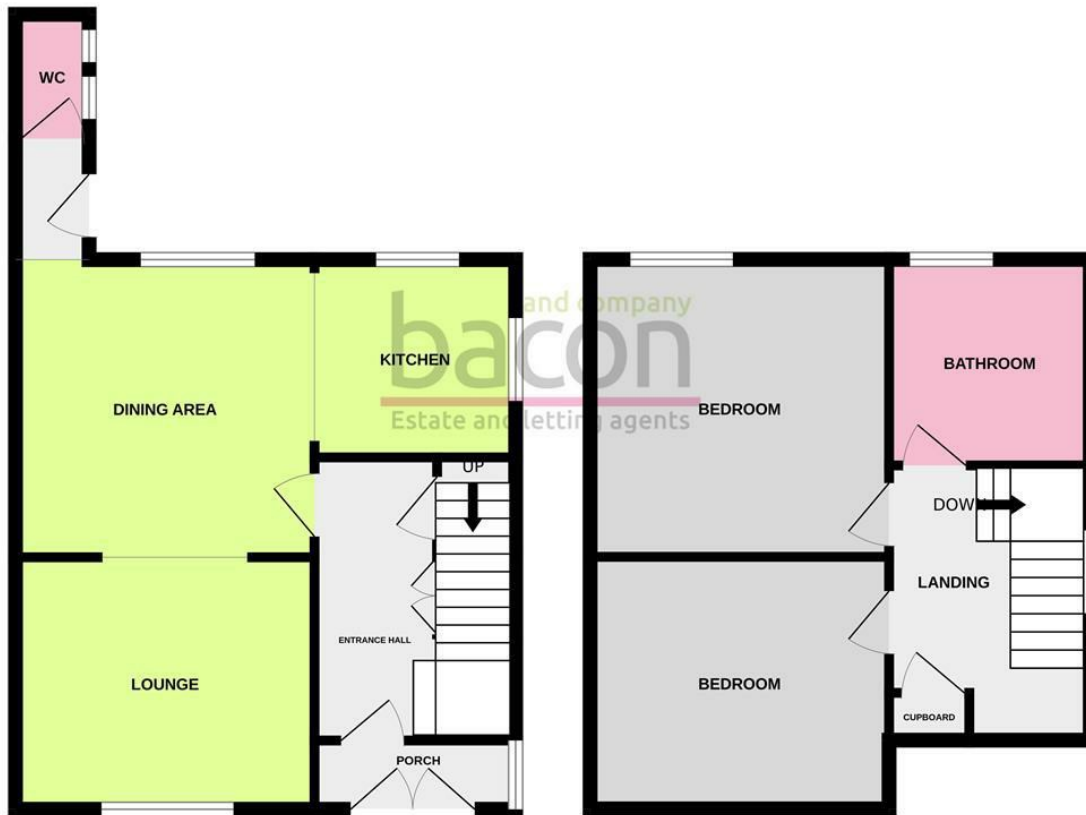






GROUND FLOOR

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.



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