



44 Normandy Road, Worthing, BN14 7EA
Price Guide £475,000

and company
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Welcome to this charming mid-terrace house located on Normandy Road in the delightful area of Broadwater. This unique property boasts a colourful interior that is sure to captivate your imagination. As you step inside, you are greeted by a spacious hall and three reception rooms that offer versatile living spaces for you to relax and entertain in. There is a modern kitchen and ground floor Wc/utility and five bedrooms spread across the first and second floor with a bathroom and shower room on each level providing ample room for a growing family. The property features a landscaped rear garden with shed, modern pergola and private driveway to the front. **This home is truly one-of-a-kind, with its vibrant and lively interior setting it apart from the rest.

- Extended Mid Terrace House
- Five Bedrooms
- Accommodation Over 3 Floors
- Bathrm/Wc & Shower Rm/Wc
- Sun Room & Living Room
- Landscaped Rear Garden
- Private Driveway
- Refitted Kitchen/Dining Rm



Double glazed side window and front door opening to

Entrance Hall

Staircase rising to the first floor. Under stairs meter cupboard. Recessed storage cupboard. Light grey wood effect floor.

Living Room

3.91 x 3.74 (12'9" x 12'3")

Double glazed Westerly aspect bay window. Radiator. Painted fireplace surround with storage cupboard, drawers and shelves either side. Light grey wood effect floor.

Open Plan Kitchen & Dining Room

5.39 x 3.13 (17'8" x 10'3")

The kitchen comprises of solid wood work surfaces with white high gloss cupboards and drawers fitted under. Inset sink. Fitted hob with oven under and extractor above. Integrated fridge/freezer. Fitted matching dresser style unit housing the microwave. Range of matching wall cupboards with open shelves. Double glazed window. Inset spotlights. The dining room gives access to the sun room and living room with fitted cupboards and radiator.

Cloakroom/Wc & Utility

Low level flush Wc with fitted basin. Double glazed window. Space to stack washing machine and tumble dryer. Light grey wood effect floor.

Sun Room

3.86 x 3.00 (12'7" x 9'10")

Benefitting from a replaced roof in 2019. Two large sky light windows flood the room with light. Double glazed window with double glazed

double doors over looking and leading to the rear garden. Door to cloakroom/utility. Radiator. Inset spotlights. Light grey wood effect floor.

First Floor Landing

Staircase rising to the second floor.

Bedroom One

3.90 into bay x 2.55 excludes wardrobes (12'9" into bay x 8'4" excludes wardrobes)

Fitted wardrobes to one wall. Double glazed bay window. Two radiators.

Bedroom Two

3.32 x 3.11 (10'10" x 10'2")

Fitted wardrobes to one wall. Double glazed window over looking to the rear garden. Radiator.

Bedroom Three

2.40 x 1.84 (7'10" x 6'0")

Double glazed window to front. Wall mounted electric heater. Wall mounted boiler concealed in cupboard.

Bathroom/Wc

1.75 x 1.73 (5'8" x 5'8")

Suite comprising panelled bath with shower attachment, vanity basin with cupboards below and concealed cistern Wc. Double glazed obscure glass window. Part tiled walls. Chrome towel radiator.

Second Floor Landing

Sky light window.

Bedroom Four

4.37 x 2.12 (14'4" x 6'11")

Part sloped ceiling. Two sky light windows. Radiator.

Bedroom Five

3.53 x 2.61 (11'6" x 8'6")

Double glazed window over looking the rear garden. Wall mounted heater. Inset spotlights.

Shower Room/Wc

1.49 x 1.44 (4'10" x 4'8")

Suite comprising, corner shower, vanity basin with cupboards under and low level flush Wc. Chrome towel radiator. Recessed shelves. Part tiled walls. Double glazed obscure glass window.

Landscaped Rear Garden

A true feature of this home with raised deck which leads down to brick edged lawn area and pebble and paved pathway. Modern pergola with deck giving the perfect entertaining area. Timber shed.

Private Driveway

Providing off road parking.

Required Information

Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







GROUND FLOOR



1ST FLOOR



2ND 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		
(81-91) B		
(69-80) C		
(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.

