



1A Fletcher Road, Broadwater, Worthing, BN14 8EX
Guide Price £600,000

and company
bacon
Estate and letting agents



We are delighted to offer for sale this extremely well presented three / four bedroom detached family home positioned in this popular location in Broadwater.

In brief the property consists of a spacious entrance hallway, ground floor home office or bedroom four overlooking the rear garden, a luxurious modern fitted kitchen with built in appliances, a large open plan lounge / diner with a feature log burner, a conservatory extension completes the ground floor accommodation, on the first floor you have three double bedrooms all having fitted wardrobe spaces and a modern family bathroom, the property also benefits from off street parking for multiple vehicles on the front, a brick built garage with an up & over door with power and lighting, there is also a mature rear garden which is mainly laid to lawn.

Viewing is considered essential to really appreciate this home.

- Detached Family Home
- Three / Four Bedrooms
- Large Open Plan Lounge / Dining Room
- Feature Log Burner
- Off Street Parking & Brick Built Garage
- Conservatory Extension
- Ground Floor Home Office / Bedroom Four
- Luxurious Modern Fitted Kitchen
- Popular Broadwater Location
- Ground Floor WC



Entrance Hallway

3.38m x 2.46m (11'1 x 8'1)

Composite front door, engineered wooden floor, single radiator, access to understairs storage, wall mounted heating control panel, skimmed ceiling with smoke detector and single ceiling light fitting

Lounge Diner

6.53m x 6.07m (21'5 x 19'11)

Dining Space: Engineered wooden floor, single radiator, PVCU double glazed window, textured ceiling with single ceiling light fitting, coving, opening into:

Living Room: Engineered wooden floor, various power points with USB charging facilities, single radiator, PVCU double glazed window, television point, attractive feature log burner with tiled hearth and wooden mantle over, two wall mounted light fittings, textured ceiling with coving and single light fitting, recessed shelving, wall mounted television unit.

Modern Fitted Kitchen

4.01m x 3.23m (13'2 x 10'7)

Engineered wooden floor, Quartz work surfaces with cupboards below and matching eye level cupboards, matching integrated fridge freezer, integrated Neff oven, inset four ring induction hob with extractor fan over, matching integrated Beko washing machine, matching integrated Hisense dishwasher, inset stainless steel single drainer sink unit with mixer tap, PVCU double glazed windows, skimmed ceiling with spotlights and smoke detector, single radiator, various power points.

Home Office / Bedroom Four

3.25m x 2.08m (10'8 x 6'10)

Engineered wooden floor, various power points with USB charging facilities, single radiator, PVCU double glazed window overlooking rear garden, skimmed ceiling with single light fitting.

Conservatory

3.58m x 3.45m (11'9 x 11'4)

Laminate flooring, range of PVCU double glazed opening windows, PVCU double glazed double opening doors leading out onto rear garden, opening roof window, self cleaning glass roof, various power points.

Ground Floor WC

1.73m x 0.76m (5'8 x 2'6)

Engineered wooden floor, low flush WC, hand wash basin with vanity unit below and mixer tap, tiled splashback, PVCU double glazed obscured glass window.

First Floor Landing

4.17m x 2.41m (13'8 x 7'11)

Wooden stairs with carpeted runner, carpeted landing, PVCU double glazed obscured glass window, built in bookshelf, fitted airing cupboard housing Alpha combination boiler and having slatted shelving with further cupboard above, loft hatch access, skimmed ceiling with smoke detector.

Bedroom One

4.29m x 3.99m (14'1 x 13'1)

Engineered wooden floor, single radiator, various power points with USB charging facilities, PVCU double glazed window, a range of fitted wardrobes with various hanging rails and shelving, wall mounted draw units, skimmed ceiling with single ceiling light fitting.

Bedroom Two

3.15m x 3.02m (10'4 x 9'11)

Engineered wooden floor, single radiator, PVCU double glazed window, fitted double wardrobe with hanging rail and shelving above, further cupboard above, skimmed ceiling with single light fitting, various power points with USB charging facilities.

Bedroom Three

3.02m x 2.46m (9'11 x 8'1)

Engineered wooden floor, single radiator, various power points with USB charging facilities, PVCU double glazed window, fitted double wardrobe with hanging rail and shelving above, further cupboard over, skimmed ceiling with single light fitting.

Family Bathroom

2.39m x 1.83m (7'10 x 6)

Vinyl flooring, panel enclosed bath with power shower attachment over, hand wash basin with mixer tap, low flush WC, fully tiled walls. wall mounted mirror, electric shaving point, single radiator, extractor fan, skimmed ceiling with single light fitting, PVCU double glazed obscured glass window.

Externally

Front Garden

Mainly laid to off street parking for approximately 3 plus vehicles, lawned area having various mature shrub, tree and plant borders, dwarf wall and fence enclosed.

Rear Garden

Mainly laid to lawn with various mature shrub, tree and plant borders, raised seating area with pergola above, outside brick built storage shed, fence enclosed, gated side access, timber built log store.

Brick Built Garage

Having an up and over door, power and lighting, door leading into rear garden, PVCU double glazed window to rear.

Council Tax

Band E



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		82
(81-91) B		
(69-80) C	69	
(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.

