



8 Broadwater Way, Worthing, BN14 9LP
Guide Price £499,950

and company
bacon
Estate and letting agents



A attractive and deceptively spacious four bedroom family home in popular Broadwater with accommodation including as follows: Entrance porch, lounge, dining room, modern kitchen with oven and hob, utility room, ground floor WC, three good size first floor bedrooms, family bathroom/WC and a second floor double room used and a fourth bedroom and storage. Externally there is a private rear garden, side garden and off road parking for several cars. Viewing is highly recommended. Planning permission has been granted and plans drawn for a ground floor extension if required.

- Popular Broadwater Location
- Three storey/4 possible beds
- Lounge and Dining room
- Kitchen and Utility Room
- Ground Floor WC
- Family Bathroom
- Private Gardens
- Off Road Parking





Entrance Porch

Part glazed front door and door to hallway, double glazed window, tiled flooring,.

Entrance Hall

Attractive Parquet flooring, staircase to first floor with cupboard under, radiator.

Lounge

4.19m x 4.14m (13'9 x 13'7)

Levelled ceiling with inset lighting, feature fireplace and surround, double glazed bay window, continued Parquet flooring, radiator.

Dining Room

3.68m x 3.51m (12'1 x 11'6)

Feature fireplace and surround, continued Parquet flooring, Levelled ceiling with inset lighting, double glazed patio doors to and overlooking the rear garden.

Kitchen

3.56m x 2.79m (11'8 x 9'2)

Range of worktop surfaces with cupboards and drawers under incorporating a one and a half sunken sink unit, four ring hob with oven under and extractor over space used for fridge freezer, , range of matching wall cupboards, double

glazed window, levelled ceiling with inset lighting, part glazed door to:

Utility Room

2.49m x 1.93m (8'2 x 6'4)

Tiled flooring, worktop with space under for washing machine and tumble dryer, double glazed window and door to and overlooking side garden, sliding door to:

Ground Floor Cloakroom

Low level flush WC, wash hand basin with cupboards under, wall mounted gas fired Worcester boiler.

First Floor Landing

Access to second floor via staircase, levelled ceiling.

Bedroom 1

4.83m x 3.20m (15'10 x 10'6)

Double glazed bay window to front, two double fitted wardrobes, levelled ceiling with inset lighting, radiator.

Bedroom 2

3.58m x 3.00m (11'9 x 9'10)

Double glazed window, radiator, levelled ceiling with inset lighting.

Bedroom 3

2.11m x 2.57m (6'11 x 8'05)

Double glazed window to front, levelled ceiling with inset lighting, radiator, under stairs cupboard.

Family Bathroom/WC

Suite comprising panelled bath, step in fully tiled shower cubicle, pedestal wash hand basin. low level flush WC, fully tiled walls, medicine cabinet, heated towel rail.

Second Floor Landing

Two eaves cupboards, door to:

Bedroom/Storage Room

4.83m x 3.45m (15'10 x 11'4)

Sloping ceilings and inset lighting, sky light window and double glazed window, radiator, range of wardrobes and cupboards.

Rear Garden

The rear garden is enclosed by walling with patio area, decking area and workshop and access to side garden. Outside tap

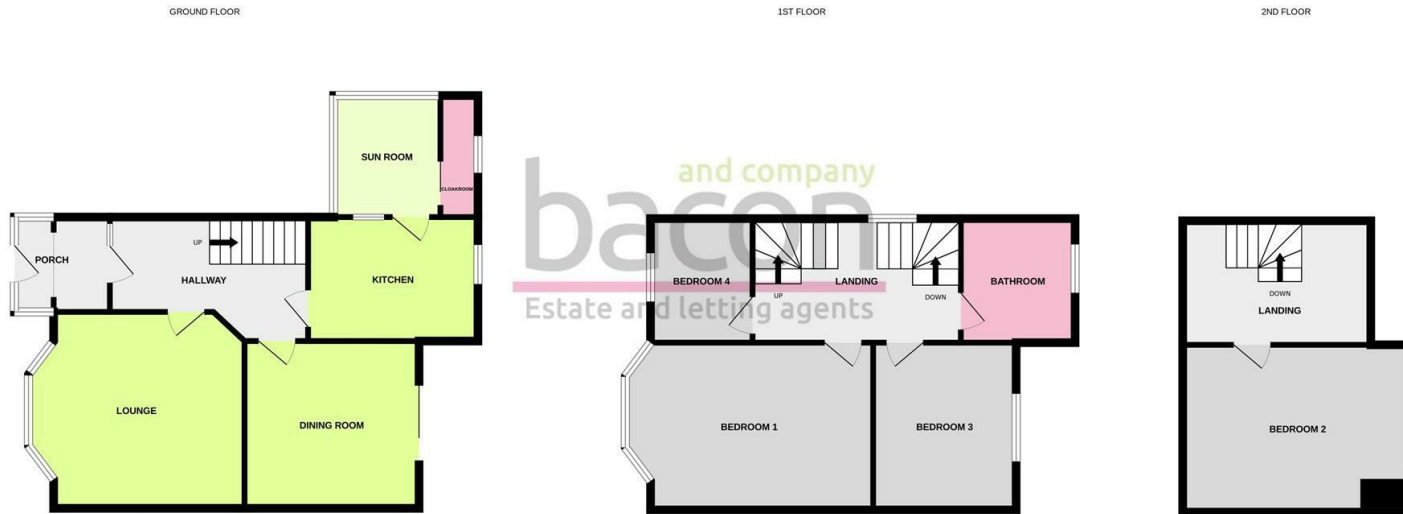
Side Garden

Private courtyard garden tiled and enclosed with gate to front.

Front/Parking

Off road parking for several cars.





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 | | | 76 |
| (55-68) D | | 63 | |
| (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.

