



15 King Street, Broadwater, Worthing, BN14 7BN
Guide Price £425,000

and company
bacon
Estate and letting agents



An extended three double bedroom period terraced house arranged over three floors and located within the highly sought after catchment area of Broadwater, close to local shops, schools and mainline railway station. The accommodation consists of a reception hall, lounge, dining room, kitchen, first floor landing, two first floor double bedrooms and family bathroom, second floor landing, second floor double bedroom, front and rear gardens.

- Period Terraced House
- Broadwater Catchment Area
- Three Bedrooms
- Arranged Over Three Floors
- Presented To High Standard
- Feature Re-Fitted Bathroom
- Modern Fitted Kitchen
- West Aspect Rear Garden



Reception Hall

4.29m x 0.94m (14'1 x 3'1)

Accessed via a double glazed front door. Radiator. Exposed and stained wood floorboards. Levelled ceiling. Staircase to first floor landing. Door to dining room.

Lounge

3.84m into bay x 3.18m (12'7 into bay x 10'5)

East aspect via a double glazed bay window. Feature cast iron fireplace with hearth, surround and mantle over. Radiator. Fitted storage cupboard. Exposed and stained wood floorboards. Walls painted in Farrow & Ball Vert de Terre. Levelled ceiling. Opening to dining room.

Dining Room

3.43m x 3.28m (11'3 x 10'9)

West aspect double glazed window. Radiator. Fitted display shelving to side of chimney breast. Exposed and stained wood floorboards. Levelled ceiling.

Kitchen

3.61m x 2.49m (11'10 x 8'2)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard below. Areas of roll top worksurfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with fitted extractor hood over. Fitted oven and grill. Integrated fridge/freezer. Integrated dishwasher. Space for washing machine. Radiator. Stripped and painted floorboards.

Levelled ceiling with spotlights. West aspect double glazed window. Double glazed door to rear garden.

First Floor Landing

4.01m x 1.60m (13'2 x 5'3)

Split level. Part wood panelled walls. Levelled ceiling. Staircase to second floor landing. Doors to all first floor rooms.

Bedroom One

4.32m x 3.30m (14'2 x 10'10)

East aspect via double glazed windows. Decorative cast iron fireplace with surround and mantle. Radiator. Levelled ceiling.

Bedroom Two

3.40m x 2.62m (11'2 x 8'7)

West aspect double glazed window. Radiator. Feature wall. Levelled ceiling.

Bathroom/W.C

2.87m x 2.46m (9'5 x 8'1)

Fitted suite comprising of a roll top claw foot bath with mixer taps having shower attachment. Step in shower cubicle with shower head, mixer taps and tiled surround. Pedestal wash hand basin. Low level w.c. Chrome ladder design radiator. Tiled flooring. Walls painted in Farrow & Ball James white. Levelled ceiling with spotlights. Double glazed window.

Second Floor Landing

Levelled ceiling with spotlight. West aspect double glazed window. Door to bedroom one.

Bedroom One

5.11m x 3.81m max (16'9 x 12'6 max)

Dual aspect via an East facing velux window and West facing double glazed windows. Radiator. Eaves storage cupboard. Levelled ceiling with spotlights. NB: Room narrows in width to 9'6.

OUTSIDE

Front Garden

Decorative front garden with a pathway to the home's front door. Outside courtesy light.

Rear Garden

West facing and a further feature of the home. The first area of garden is laid to shingle and provides ample space for garden table and chairs with an outside water tap and raised flower and shrub border. The remainder of area is then laid to lawn with a wooden storage shed and rear pedestrian gate. Enclosed by fence panelling.

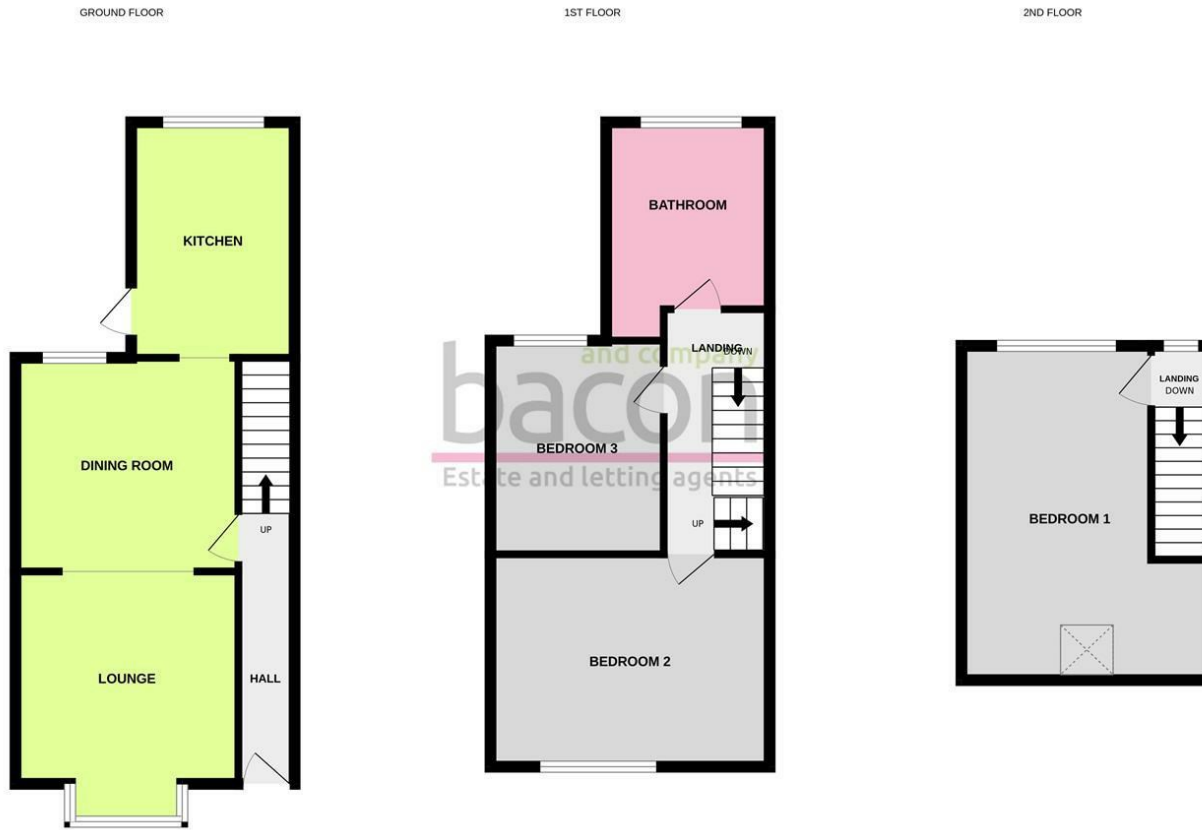
Council Tax

Council Tax Band B









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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

