



9 Clarendon Road, Broadwater, Worthing, BN14 8PU
Guide Price £415,000

and company
bacon
Estate and letting agents



An extended four bedroom semi detached house forming part of the popular Broadwater catchment area, close to local shops, schools and amenities. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, conservatory, kitchen, loggia, ground floor cloakroom, first floor landing, four bedrooms, dressing room, family bathroom/w.c, loft, private driveway, garage, front and rear gardens.

- Semi Detached Family Home
- Four Bedrooms
- Broadwater Catchment
- Ground Floor Cloakroom
- Dressing Room
- Double Glazed Windows
- Gas Central Heating
- Driveway & Garage



Enclosed Entrance Porch

1.96m x 1.12m (6'5 x 3'8)

Accessed via a double glazed front door with matching South/West and East aspect double glazed windows. Brick base. Inner obscure glass double glazed window and door to the reception hall.

Reception Hall

4.67m x 1.63m (15'4 x 5'4)

Radiator. Wood laminate flooring. Staircase to first floor landing with an understairs storage cupboard.

Lounge

4.14m into bay x 3.28m (13'7 into bay x 10'9)

South/West aspect via a double glazed bay window. Radiator. Feature wall. Four wall light points. Coved and textured ceiling. Opening to the dining room.

Dining Room

3.56m x 2.97m (11'8 x 9'9)

North/East aspect double glazed patio doors to the conservatory. Radiator. Wood laminate flooring. Coved and textured ceiling.

Conservatory

2.74m x 2.54m (9'0 x 8'4)

Dual aspect via West and North/East facing double glazed windows. Pitched polycarbonate roof. Tile effect flooring. Wall light point. Double glazed door to rear garden.

Kitchen

3.86m x 2.51m (12'8 x 8'3)

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for range cooker with extractor hood over. Space for washing machine and upright fridge/freezer. Part tiled walls. Tile effect

vinyl flooring. Coved and textured ceiling. North/East aspect double glazed windows. Double glazed door to loggia.

Loggia

3.28m x 0.99m (10'9 x 3'3)

Polycarbonate roof. Door to garage. Door to rear garden.

Ground Floor Cloakroom

1.96m x 0.79m (6'5 x 2'7)

Low level W.C. Wall mounted wash hand basin with tiled splashback. Wood effect vinyl flooring. Extractor fan. Textured ceiling.

First Floor Landing

2.24m x 1.91m (7'4 x 6'3)

Levelled and coved ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

4.14m into bay x 2.97m (13'7 into bay x 9'9)

South/West aspect via a double glazed window. Fitted bedroom wardrobes to length of room. Radiator. Coved and textured ceiling.

Bedroom Two

3.58m x 3.05m (11'9 x 10'0)

North/East aspect via double glazed windows. Fitted bedroom wardrobes to length of room. Radiator. Coved and textured ceiling.

Bedroom Three

4.06m x 2.87m (13'4 x 9'5)

South/West aspect via double glazed windows. Fitted bedroom wardrobes and storage cupboards. Textured ceiling.

Dressing Room

3.15m x 1.65m (10'4 x 5'5)

North/East aspect via double glazed windows. Stripped and stained wood floorboards. Radiator. Coved and textured ceiling.

Bedroom Four

2.16m x 1.96m (7'1 x 6'5)

South/West aspect double glazed window. Coved and textured ceiling.

Bathroom

2.54m x 1.91m (8'4 x 6'3)

Fitted suite comprising of a shaped panelled bath with mixer taps, step in shower cubicle with shower unit and tiled surround, wall mounted wash hand basin with mixer taps and a push button w.c. Chrome ladder design radiator. Tiled walls. Tiled flooring. Levelled and coved ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden

Paved front garden with flower and shrub border and bed.

Rear Garden

North/East aspect with the first section of garden being paved to the rear and width of the home and offering space for garden table and chairs,. outside water tap and outside light. A picket fence and gate lead to the majority of garden area which is laid to lawn with rockery flower and shrub borders. Rear pedestrian gate. Timber Shed (10x6) with double doors, window and pitched roof.

Private Driveway

Providing off street parking and leading to the garage.

Garage

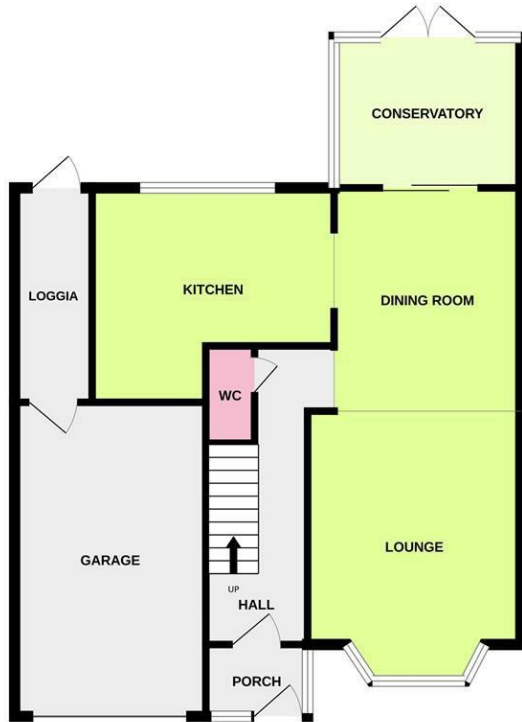
5.26m x 2.72m (17'3 x 8'11)

Accessed via an up and over door. Power and light. Internal door to the loggia.

Council Tax

Council Tax Band D

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.
 Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(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.

