



168 Sompting Road, Broadwater, Worthing, BN14 9EY  
Guide Price £485,000

and company  
**bacon**  
Estate and letting agents





We are delighted to offer for sale this deceptively spacious and versatile four bedroom end of terrace family home positioned in this popular location close to the heart of Broadwater also having the added benefit of off street parking.

In brief the property consists of an entrance porch, large entrance hallway with understairs storage, separate snug lounge area which is bay fronted, an open plan kitchen / diner front to back of the house, there is also a separate utility room and ground floor toilet & a study or hobby room currently set up as a gym space, on the first floor you have three spacious double bedrooms, a large single / home office and a modern family bathroom, there is also a useful loft space with drop down ladder.

Externally you have front and rear gardens the later of which has been landscaped, there is also off street parking for two vehicles on the front driveway.

- End Of Terrace Family Home
- Four Bedrooms
- Two Reception Rooms
- Potential Home Office
- Separate Utility Room
- Ground Floor WC
- PVCU Double Glazed & Gas Central Heated Throughout
- Landscaped Rear Garden
- Great School Catchment Area
- Off Street Parking







### **Entrance Porch**

2.01m x 0.81m (6'7 x 2'8)

Wooden front door, tiled floor, recessed shelving, double glazed windows.

### **Hallway**

4.57m x 2.08m (15' 1 x 6'10)

Wooden front door, tiled floor, single radiator, access to understairs storage cupboard, picture rail, stairs to first floor landing, skimmed ceiling with two light fittings.

### **Separate Lounge**

5.08m x 3.33m (16'8 x 10'11)

Wooden floor, single radiator, PVCU double glazed bay window, television point, various power points, feature open fireplace with attractive surround and mantle, picture rail, two wall mounted light fittings, skimmed ceiling with single light fitting and feature ceiling rose, door to home gym.

### **Dining Room**

3.45m x 3.18m (11'4 x 10'5)

Tiled floor, single radiator, PVCU double glazed window, picture rail, skimmed ceiling with single light fitting and feature ceiling rose, fitted dresser unit with various cupboards and drawers, opening into kitchen.

### **Modern Fitted Kitchen**

3.18m x 2.82m (10'5 x 9'3)

Tiled floor, square edge solid wooden work surfaces with cupboards below and matching eye level cupboards, space for fridge freezer, space for oven with extractor fan above, integrated microwave, inset butler sink with mixer tap and single drainer, tiled splashback, various power points, PVCU double glazed windows, skimmed ceiling with spotlights, fitted larder cupboards with recessed shelving.

### **Family Room / Study / Gym**

3.07m x 2.90m (10'1 x 9'6)

Tiled floor, single radiator, various power points, double glazed doors to rear garden, skimmed ceiling with single light fitting.

### **Utility Room**

2.92m x 1.50m (9'7 x 4'11)

Tiled floor, square edge solid wooden work surfaces with cupboards below and matching eye level cupboards, space and provision for washing machine and tumble dryer, various power points, wall mounted Ideal combination boiler, double glazed window and double glazed door leading to rear garden, skimmed ceiling with single light fitting.

### **Ground Floor WC**

1.07m x 0.99m (3'6 x 3'3)

Pocket door, tiled floor, low flush WC, wall hung hand wash basin with mixer tap, PVCU double glazed window recessed shelving, skimmed ceiling with single light fitting.

### **First Floor Landing**

3.05m x 1.02m (10 x 3'4)

Laminate flooring, loft hatch access with drop down ladder, picture rail, skimmed ceiling with single light fitting and smoke detector.

### **Master Bedroom**

4.42m x 3.84m (14'6 x 12'7)

Laminate flooring, various power points, single radiator, PVCU double glazed bay window, second double glazed window, a range of fitted wardrobes with various hanging rails and shelving, picture rail, skimmed ceiling with two light fittings.

### **Bedroom Two**

3.43m x 3.18m (11'3 x 10'5)

Laminate flooring, single radiator, PVCU double glazed

window, picture rail, skimmed ceiling with single light fitting, two fitted double wardrobes with hanging rails and shelving.

### **Bedroom Three**

3.23m x 2.84m (10'7 x 9'4)

Laminate flooring, single radiator, PVCU double glazed window, various power points, picture rail, skimmed ceiling with single light fitting.

### **Bedroom Four / Home Office**

2.82m x 2.39m (9'3 x 7'10)

Laminate flooring, single radiator, PVCU double glazed window, textured ceiling with single light fitting, various power points.

### **Modern Family Bathroom**

3.02m x 1.55m (9'11 x 5'1)

Tiled floor, low flush WC, contemporary hand wash basin with mixer tap, panel enclosed P-shaped bath with shower attachment above having a rainforest fall shower head, single radiator, fully tiled walls, PVCU double glazed obscured glass windows, skimmed ceiling with spotlights.

## **OUTSIDE**

### **Front Garden**

Mainly laid to lawn with various mature shrub, tree and plant borders, fence enclosed, off street parking for two vehicles, timber built storage space.

### **Rear Garden**

Patio area stepping up onto large lawned area, timber built shed with power and lighting, outside tap, gated rear access, fence and wall enclosed.

### **Council Tax**

Band D









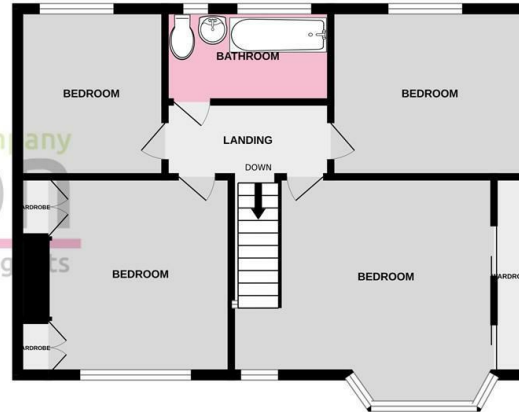






GROUND FLOOR

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

