



3 Clarendon Road, Broadwater, Worthing, BN14 8PU

Guide Price £450,000

and company  
**bacon**  
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An extended and well presented four bedroom terraced house situated within the popular catchment area of Broadwater. The accommodation consists of an enclosed entrance porch, reception hall, lounge, feature and extended open plan kitchen/dining room, first floor landing, two first floor double bedrooms, family bathroom/w.c, study, second floor landing, two second floor double bedrooms, one with en-suite, private driveway and rear garden.

- Extended Terraced Family Home
- Four Bedrooms
- Two Bathrooms
- Feature Open Plan Kitchen/Dining
- Study
- Private Driveway
- Double Glazed Windows
- Gas Central Heating





### Enclosed Entrance Porch

1.65m x 0.61m (5'5 x 2'0)

Accessed via a double glazed front door. South, West and East aspect double glazed windows. Inner composite door to the reception hall.

### Reception Hall

3.76m x 1.65m (12'4 x 5'5)

South aspect obscure glass double glazed window. Radiator. Wood laminate flooring. Picture rail. Textured ceiling. Staircase to first floor landing with an understairs storage cupboard.

### Lounge

4.17m into bay x 3.30m (13'8 into bay x 10'10)

South aspect via a double glazed bay window. Feature fireplace with raised hearth, wooden surround and mantle over. Radiator with display shelf over. Wood laminate flooring. Picture rail. Textured ceiling. Opening to kitchen/dining room.

### Open Plan Kitchen/Dining Room

6.17m x 3.58m (20'3 x 11'9)

Modern fitted suite comprising of a single drainer sink unit having mixer taps and having storage cupboard and cupboard housing the washing machine below. Areas of granite effect work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Integrated dishwasher. Matching island with pull out drawers and fitted breakfast bar. Space or American design fridge/freezer. Cupboard housing the homes wall mounted central heating boiler. Wood laminate flooring. Two areas for dining table and chairs. Tall panel radiator. Levelled ceiling with spotlights. Roof lantern. Double glazed bi-folding doors to the rear garden.

### First Floor Landing

3.86m x 1.88m (12'8 x 6'2)

Built in shelved linen cupboard. Levelled ceiling. Staircase to second floor landing. Doors to all first floor rooms.

### Bedroom Two

4.17m into bay x 3.02m (13'8 into bay x 9'11)

South aspect via a double glazed bay window. Fitted bedroom wardrobes. Radiator in decorative casing. Feature walls. Picture rail. Wood laminate flooring. Textured ceiling.

### Bedroom Three

3.63m x 3.02m (11'11 x 9'11)

North aspect double glazed windows. Fitted bedroom wardrobe. Radiator. Feature wall. Picture rail. Textured ceiling.

### Study

1.91m x 1.47m (6'3 x 4'10)

South aspect double glazed window. Radiator. Wood laminate flooring. Picture rail. Textured ceiling.

### Family Bathroom

1.91m x 1.70m (6'3 x 5'7)

Fitted suite comprising of a panelled bath with mixer taps and having shower attachment, shower head and shower screen over. Pedestal wash hand basin with mixer taps and storage cupboard below. Push button w.c. Wood effect vinyl flooring. Chrome ladder design radiator. Part tiled walls. Levelled ceiling. Obscure glass double glazed window.

### Second Floor Landing

Levelled ceiling. Doors to all second floor rooms.

### Bedroom One

3.28m x 2.77m (10'9 x 9'1)

North aspect via double glazed windows with views to The Downs beyond. Radiator in decorative casing.

Fitted wardrobe. Wood laminate flooring. Levelled ceiling with spotlights.

### En-Suite Shower Room

2.24m x 1.55m (7'4 x 5'1)

Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin with mixer taps. Low level w.c. Ladder design radiator. Wood laminate flooring. Levelled ceiling with spotlights. Extractor fan. Obscure glass double glazed window.

### Bedroom Four / Dressing Room

3.53m x 2.08m (11'7 x 6'10)

South aspect via two velux windows. Fitted bedroom wardrobes. Radiator. Feature wall. Eaves storage cupboard. Levelled and sloping ceiling with spotlights.

### OUTSIDE

#### Private Driveway

Brick block driveway providing off street parking.

#### Rear Garden

With the first area of garden being laid to composite decking with space for garden table and chairs. The majority and remainder of garden is then laid to artificial lawn. Enclosed and secluded with gate providing rear pedestrian access.

#### Council Tax

Council Tax Band C





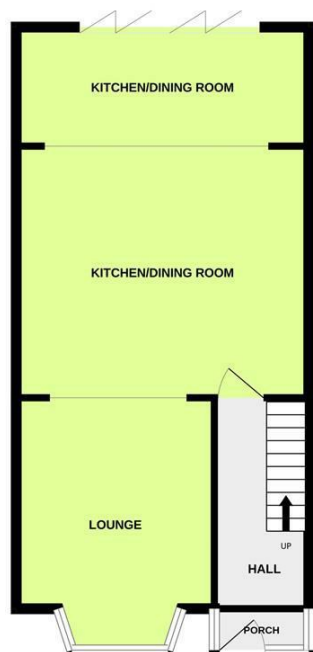




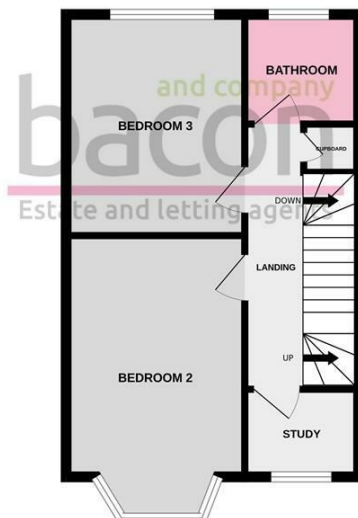




GROUND FLOOR



1ST FLOOR



2ND 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		84
(81-91) B		
(69-80) C	72	
(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.

