



14 Russell Close, Worthing, BN14 8LR
Guide Price £375,000

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We are delighted to offer for sale this very well presented three bedroom semi-detached family home position in this popular Broadwater location.

In brief the property comprises of open plan living areas on the ground floor including a fitted kitchen area and double doors opening out into the low maintenance rear garden, on the first floor you have two spacious double bedrooms and a good sized third bedroom or home office depending on your personal preference, a modern fitted family bathroom finishes off the first floor accommodation, externally you have both front and rear gardens & a garage in a nearby compound.

There was a previous planning application on the property for a loft conversion in 2015 which has now lapsed but drawings and plans are available upon request. Call now to avoid disappointment.

- Semi-Detached Family Home
- Three Bedrooms
- Open Plan Living Areas
- Modern Fitted Family Bathroom
- Low Maintenance Rear Garden
- Great School Catchment Area
- Garage In Nearby Compound
- Close To Local Amenities





Deceptively Spacious Entrance Hallway

4.34m x 1.80m (14'3 x 5'11)

Private front door, recently fitted laminate flooring, carpeted stairs leading to first floor, single radiator, access to understairs storage cupboard having recessed shelving and lighting, textured ceiling with coving.

Open Plan Living Room / Modern Fitted Kitchen

7.62m x 5.18m at maximum measurements (25 x 17 at maximum measurements)

Lounge Area:

Recently fitted laminate flooring, various power points, television point, PVCU double glazed window, recessed shelving, skimmed ceiling with spotlights.

Dining Area:

Recently fitted laminate flooring, upstanding radiator, various power points, skimmed ceiling with spotlights, PVCU double glazed doors opening into rear garden.

Modern Fitted Kitchen:

Recently fitted laminate flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards with a high gloss finish, integrated oven with five



ring electric hob above and extractor fan over, tiled splashbacks, matching wall mounted cupboard housing Worcester combination boiler, inset one and a half bowl sink unit with mixer tap, space for free-standing fridge freezer, PVCU double glazed window, skimmed ceiling.

First Floor Landing

2.41m x 1.91m (7'11 x 6'3)

Carpeted floor, loft hatch access with drop down ladder, fitted storage with slatted shelving, textured ceiling with coving.

Bedroom One

4.04m x 3.28m (13'3 x 10'9)

Carpeted floor, single radiator, various power points, PVCU double glazed window, skimmed ceiling, recessed shelving.

Bedroom Two

3.51m x 3.28m (11'6 x 10'9)

Carpeted floor, single radiator, various power points, PVCU double glazed window, skimmed ceiling.

Bedroom Three / Home Office

3.07m x 2.06m (10'1 x 6'9)

Carpeted floor, various power points, PVCU double glazed window, skimmed ceiling.



Family Bathroom

2.39m x 1.83m (7'10 x 6)

Tiled flooring, contemporary hand wash basin with mixer tap and vanity unit below, low flush WC, P-shaped modern panel enclosed bath with shower attachment above having a rainforest fall shower head, chrome ladder style heated towel rail, part tiled walls, PVCU double glazed obscured glass window, extractor fan, skimmed ceiling.

Externally

Front Garden

Mainly laid to lawn, feature pond area positioned in the centre, pathway leading to front door, gated side access.

Rear Garden

Decked area stepping down onto patio area, gated side access, outside tap, water but, artificial lawned area having various flower & shrub borders, outside brick built storage space with double doors housing space & provision for washing machine, fence enclosed.

Garage In Nearby Compound

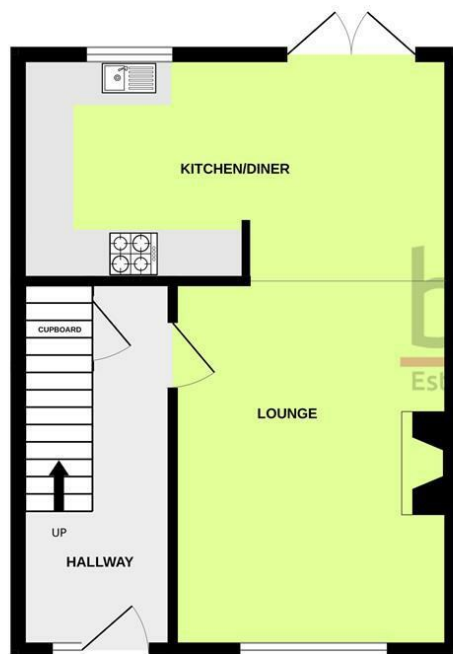
Having an up & over door.

Council Tax

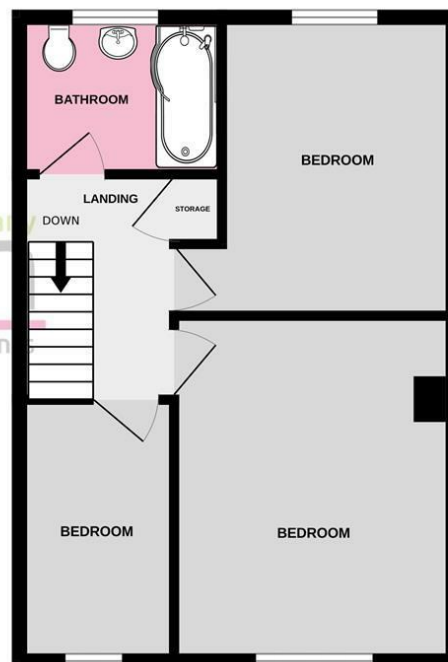
Band C



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) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 66 | |
| (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.



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