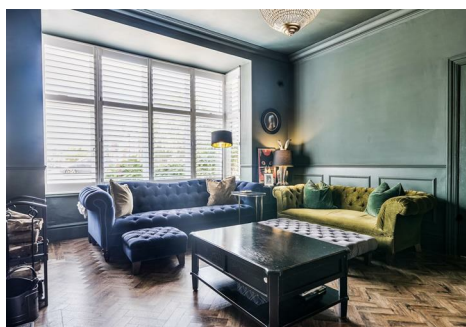




# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



## Broadwater Road, Worthing, BN14 8AE

### Asking Price £625,000

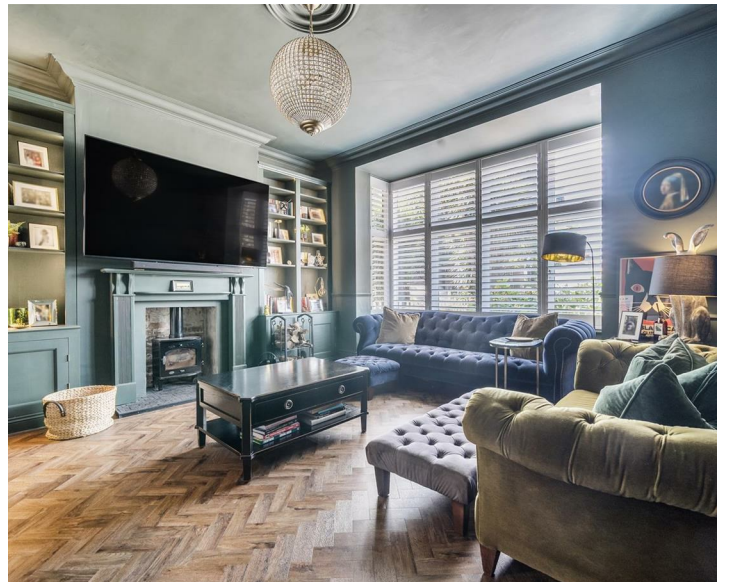
We are pleased to market this beautifully presented, four-bedroom, Edwardian, terraced house, set over three floors, situated in South Broadwater. Within easy walking distance of the beach, the town and the mainline train station. This house has been thoughtfully extended and modernised throughout, with exceptional attention to detail. The stunning original features have been retained, such as original terrazzo flooring in the entrance hallway and high level skirting boards and. There are plantation shutters throughout, Corston Architectural fixtures and a Hive heating system. The accommodation provides flexible reception spaces, ideal for modern family living and working from home. The more than 2200 sq ft of space briefly comprises of, porch, entrance hallway, west-aspect living room with parquet flooring, a log burner and fitted bookshelves, large dining room/office with door onto the garden. A stunning and spacious, kitchen/ breakfast room with family room and full width, bi-fold doors onto the garden. There are 3 double bedrooms on the first floor along with the family bathroom. The third floor comprises of a large principle suite, with fitted wardrobes, and an en-suite shower room. There is also a useful, large, walk-in loft space. There is a pretty, walled garden that has been thoughtfully designed, with raised beds and zoned seating areas, and a large, hand-built storage shed. There is rear access to King Edward Avenue via a brick-paved pathway. At the front of the property, there is off road parking for 2-3 vehicles, making this the ideal, family home.



Council Tax Band: D



- Substantial Edwardian terrace
- Plantation shutters.
- Bright bay-fronted sitting room with log burner
- Extended kitchen with glossy modern cabinetry
- Full width Bi-fold doors to lovely walled garden with rear access.
- Four double bedrooms, Principal with ensuite and fitted wardrobes
- Original terrazzo tiled hallway, high ceilings and original features
- Separate dining room or ideal home office
- Bamboo worktops, integrated appliances and underfloor heating
- Driveway parking for two cars






Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.



EPC Rating:  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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	



Denotes restricted  
head height

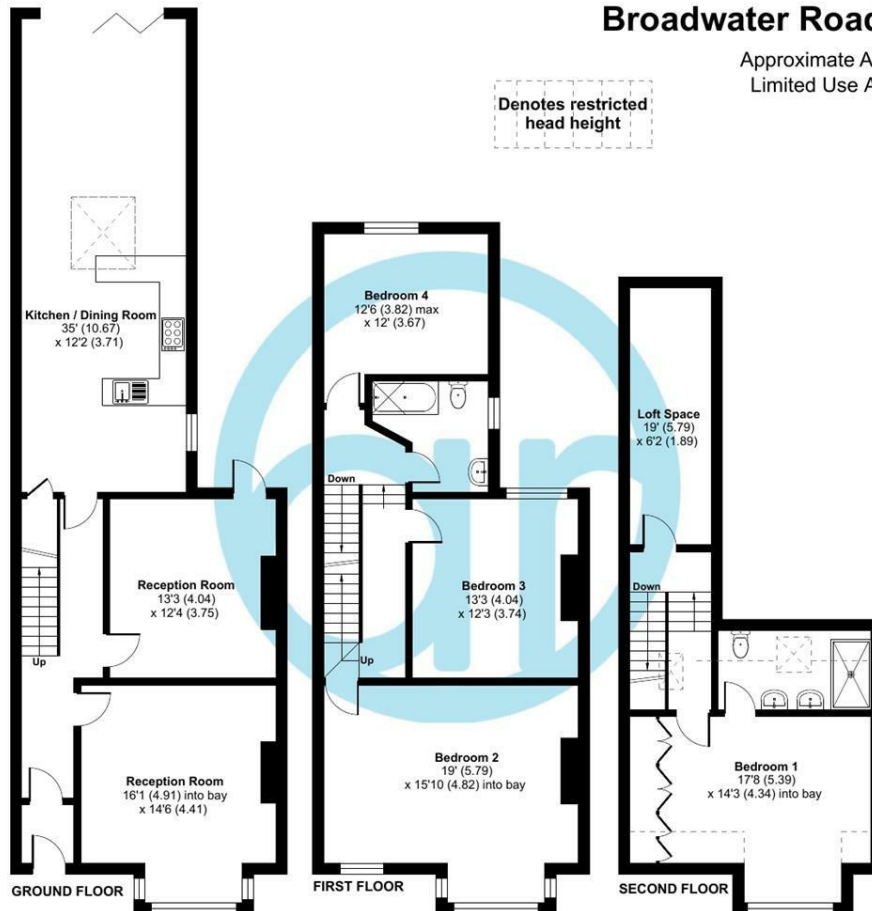
## Broadwater Road, Worthing, BN1

Approximate Area = 1991 sq ft / 184.9 sq m

Limited Use Area(s) = 217 sq ft / 20.1 sq m

Total = 2208 sq ft / 205 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Aspire Residential Real Estate. REF: 1331467

### Aspire Residential | Goring-by-Sea

28 Goring Road  
Goring-by-Sea  
Worthing  
BN12 4AD  
Telephone: 01903 259 961  
Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Aspire Residential | Durrington / Salvington

5 Selden Parade  
Salvington Road  
Worthing  
BN13 2HL  
Telephone: 01903 910 424  
Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Sales Limited, a Company registered in England and Wales with registration number 11659289. VAT No. 317450614

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.