



Asking Price
£650,000
Freehold

Broadwater Road, Worthing

- Semi-Detached Family Home
- Modern Kitchen
- Large Split Studio
- Westerly Aspect Garden
- Off-Road Parking
- Four Good-Sized Bedrooms
- Spacious Lounge/Diner
- Downstairs WC
- Council Tax Band - D
- EPC Rating - TBC

We are delighted to offer to the market this semi-detached family home situated in the heart of Broadwater, close to local shopping facilities, parks, schools, bus routes, and the mainline station. Accommodation comprises an entrance hallway, a bay-fronted reception room, a spacious lounge/diner, a modern kitchen with a utility room to the rear, and a further utility/conservatory. Going up the turn stairs to the first floor, there are four bedrooms, with the main room having an en-suite and walk-in wardrobe and a spacious family bathroom. Other benefits include a large loft room entered via spiral stairs, off-road parking for multiple vehicles, a westerly aspect rear garden with a studio to the rear, and a spacious workshop.

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Accommodation

Composite front door with frosted double glazed window to:

Hallway

Engineered wood floor. Cupboard housing electric consumer unit. Understairs storage cupboard. Door to:

Lounge 16'2 x 14'8 (4.93m x 4.47m)

Double glazed bay window to front. Radiator. Period coving. Ceiling rose. Picture rail. Shelves recesses. Corner desk.

Family Room 22'5 x 15'2 (6.83m x 4.62m)

'L' shaped family room. Engineered oak wood flooring. Double glazed window with southerly aspect. Radiator. Space for dining table and chairs. Lounge area. Two radiators. Coving. Ceiling rose. Shelves recesses. Double glazed windows and doors to:

Utility/ Lean-To 13'1 x 9'3 (3.99m x 2.82m)

Engineered oak wood flooring. Space and plumbing for washing machine. Space for tumble dryer. Fitted base and wall units with draws. Real wood work top. Space for fridge/freezer. Radiator. Double glazed windows. Double glazed door to rear garden. Door to:

Cloak Room

Low level flush WC. Pedestal wash hand basin. Metro brick tiled splashback. Down lights.

Kitchen 15'7 x 12'2 (4.75m x 3.71m)

'L' Shaped. Wide range of two toned fitted kitchen units with wood affect and high gloss white. White working surface incorporating a white sink with mixer tap. Space for Range style gas cooker with extractor fan over. Space and plumbing for dishwasher. Stack of draws. Space for American style fridge/freezer. Built in microwave. Wine fridge. Attractive reclaimed desk area. Tiled floor. Down lights. Double glazed window with southerly aspect. Through way to:

Secondary Kitchen/ Utility Area 11'9 x 8'9 (3.58m x 2.67m)

Double glazed window with view of rear garden. Range of base and wall units. Granite worktop incorporating a Franke sink with hot tap mixer tap. Wall mounted Worcester boiler. Down lights. Radiator. Laid wood effect flooring. Double glazed UPVC door to:

Store Room 27'0 x 9'0 (8.23m x 2.74m)

Return area with frosted double glazed door to front. Two double glazed windows. Power and light. Double glazed double opening door to rear garden.

First Floor Landing

Engineered oak flooring. Double glazed three quarter height window. Radiator. Spiral staircase to loft room. Double glazed window.

Bedroom One 16'5 x 13'4 (5.00m x 4.06m)

Double glazed bay window. Attractive cast iron fire surround with decorative tiled insert. Decorative coving. Picture rail. Shelves recesses. Built in recess storage cupboard. Walk-in dresser area. Strip wood door to:

En-Suite

Low level flush WC. Basin set in a vanity unit with mixer tap. Large shower cubicle with frosted sliding door. Fitted shower with rainfall head and separate attachment. Tiled walls. Heated towel rail. Wood effect laid flooring. UPVC double glazed frosted window.

Bedroom Two 49'2"13'1" x 36'1"26'2" (15'4 x 11'8)

Engineered oak wood flooring. Radiator. Double glazed window with westerly aspect. Loft hatch.

Bedroom Three 15'4 x 10,0 (4.67m x 3.05m,0.00m)

Double glazed window with westerly aspect. Radiator. Fitted wardrobes with hanging and shelving. Decorative coving. Picture rail. Built in hand built bunk beds with ladder.

Bedroom Four 11'4 x 8'6 (3.45m x 2.59m)

Hand made cabin bed with steps incorporating shelving. Space for desk under. Radiator. Double glazed window with southerly aspect. Decorative coving.

Bathroom

Wood paneling. Enclosed corner bath with mixer tap and shower attachment. Contemporary style oval basin with mixer tap. Concealed system low level flush WC. Fitted shower cubicle with glass screens and fitted rainfall head and separate attachment. Heated towel rail. Frosted double glazed window. Storage cupboard with shelving.

Loft Area 17'6 x 16'6 (5.33m x 5.03m)

Spiral staircase to loft area. Two westerly aspect velux windows.

Garden

Westerly Aspect. Paved patio area. Outside tap. Sleeper enclosed flower bed. Lawn area. Door to:

Studio - Area One 9'9 x 10'7 (2.97m x 3.23m)

Double glazed double opening doors.

Studio - Area Two 15'1 x 10'7 (4.60m x 3.23m)

Double glazed three panel bi-folding doors.

Front Garden

Decorative Gravel. Off-road parking for multiple vehicles. Gate for side access.





Floorplan



Total area: approx. 259.1 sq. metres (2789.2 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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