



Offers In Excess Of
£450,000
Freehold

Broadwater Way, Worthing

- Semi-Detached House
- Three Bedrooms
- Modern Kitchen
- Large Living Room
- South Facing Rear Garden
- Ample-Off-Road Parking
- Spacious Garage & Carport
- Council Tax Band - D
- Favoured Broadwater Area
- EPC Rating - TBC

We are delighted to offer to the market this beautifully presented semi-detached family home ideally situated in this sought-after Broadwater area with local shops, schools, parks, bus routes, the mainline station, and easy access to both the A27 and A24 nearby. Accommodation comprises a spacious living room, a modern kitchen, and a good-sized dining room. Upstairs, there are three bedrooms, with two being doubles, a contemporary-style bathroom, and a separate WC. Other benefits include a south facing rear garden, a spacious garage, a carport, and ample off-road parking.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
Luff & Co**
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Accommodation

UPVC double glazed front door leading to:

Living Room

Double glazed window to side. Radiator. Wood effect laid flooring. Double bay glazed window to front. Further two radiators. Understairs storage cupboard. Coving, dimmer switch. Wall mounted Hive heating controls. Door to:

Kitchen 13'11" x 7'4" (4.26 x 2.26)

Range of white fronted base and wall units. Lined oak wood effect working surfaces incorporating a stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for undercounter fridge/freezer. Fitted electric oven. Four ring hob with extractor fan over. Wall mounted Vaillant boiler. Tiled splashbacks. Double glazed window with view of rear garden. recess storage area with double glazed window. Double glazed UPVC door to side access.

Dining Room 10'11" x 10'4" (3.35 x 3.17)

Double glazed patio doors with southerly aspect. Laid wood effect flooring. Radiator. Coving.

First Floor landing

Stairs leading up. Double glazed window. Loft hatch with insulated loft. Radiator.

Bedroom One 13'11" into bay x 8'11" (4.26 into bay x 2.74)

Double glazed window. Down lights. Coving. Radiator. One wall fitted with wardrobes with hanging space and shelves. Dimmer switch. Laid wood effect flooring.

Bedroom Two 10'11" x 8'11" (3.35 x 2.74)

Coving. Down lights. Double glazed window with view of rear garden. Radiator. Wardrobes with hanging and shelves. Laid wood effect flooring.

Bedroom Three 7'8" x 7'3" (2.34 x 2.23)

Radiator. Double glazed window. Coving. Dimmer switch. Laid wood effect flooring.

Separate WC

Low level flush WC. Half tiled walls. Paneled ceiling. Down lights. Frosted double glazed window.

Bathroom

Panel enclosed bath with handles, mixer tap and separate shower attachment. Bain set in a vanity unit with mixer tap. Fitted corner shower with Triton shower and sliding door. Tiled walls. frosted double glazed window. Heated towel rail.

Rear Garden

South facing fence enclosed garden with a lawn area and slate effect patio.

Driveway

Ample off-road parking. Leading to carport and garage

Garage 18'11" x 13'6" max (5.77 x 4.13 max)

Power and light. Two windows, Up and over door.

Carport

Car port area with outside tap.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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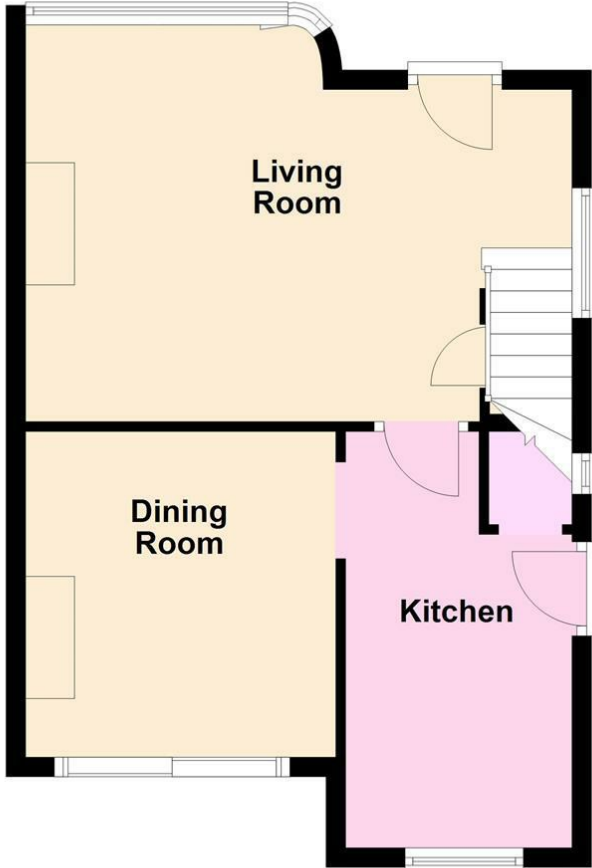
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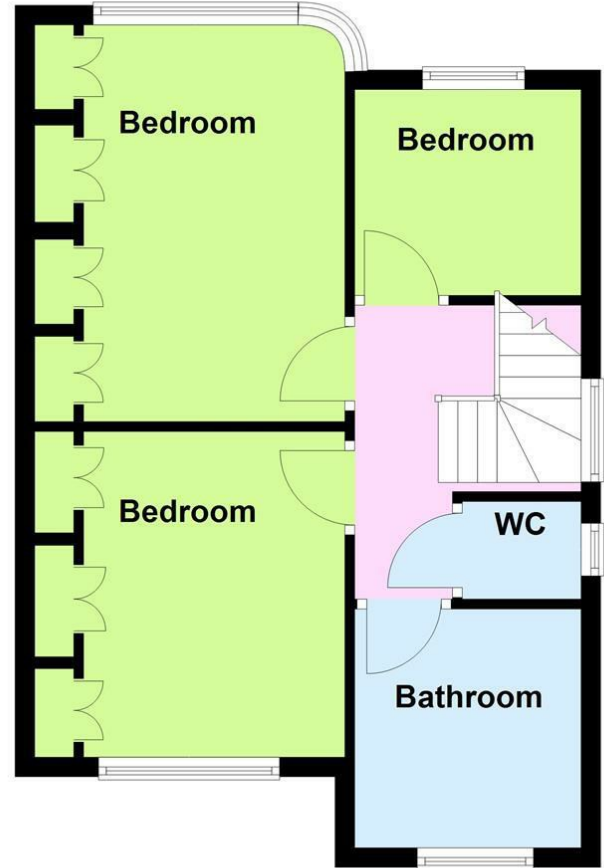
Ground Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



First Floor

Approx. 42.5 sq. metres (458.0 sq. feet)



Total area: approx. 85.0 sq. metres (915.2 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		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.