



2



4



1



E





## Description

We are delighted to offer to the market this four bedroom family home situated in the popular area of Broadwater in Worthing near to all local amenities including Worthing mainline railway station. The property benefits from a spacious conservatory/family room, cloakroom on the ground floor and off road parking with garage.



## Key Features

- Semi-Detached Family Home
- Four Bedrooms
- Ground Floor Cloakroom
- Broadwater Area
- South Facing Garden
- Garage
- EPC Rating E
- Council Tax Band D
- No Chain



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Double glazed porch, original window and front door to:

#### **Hallway**

With radiator, understairs storage and wall mounted thermostat.

#### **Lounge**

**4.25 x 3.86 (13'11" x 12'7")**

Double glazed bay window, radiator, electric fire with marble hearth.

#### **Dining Room**

**3.69 x 3.55 (12'1" x 11'7")**

Radiator, opening leading to:

#### **Conservatory/Family Room**

**3.34 x 3.1 (10'11" x 10'2")**

Tiled floor, radiator, brick construction with double glazed roof and sliding doors to west facing rear garden.

#### **Kitchen/Breakfast Room**

**6.10 x 3.05 (20'0" x 10'0")**

Dual aspect double glazed windows, wall, base and drawer units, granite worktops and splashback, integrated fridge/freezer and washer/dryer, Miele integrated multi function oven with five ring NEF gas hob, integrated granite basin with mixer tap, double glazed door leading to side access and rear garden. Door to:

#### **Cloakroom**

WC with cloakroom basin and double glazed frosted windows.

#### **Landing**

Double glazed window, loft access with ladder, radiator.

#### **Bedroom One**

**3.86 x 3.8 (to wardrobe) (12'7" x 12'5" (to wardrobe))**

Double glazed leaded light bay window, fitted floor to ceiling mirrored wardrobes with rails and shelving, radiator.

#### **Bedroom Two**

**3.64 x 3.54 (11'11" x 11'7")**

Fitted wardrobes, double glazed window and radiator.

#### **Bedroom Three**

**3.07 x 2.94 (10'0" x 9'7")**

Double glazed window, radiator, cupboard with shelving and water tank.

#### **Bedroom Four**

**2.79 x 2.31 (9'1" x 7'6")**

Double glazed leaded light window, radiator and fitted wardrobes.

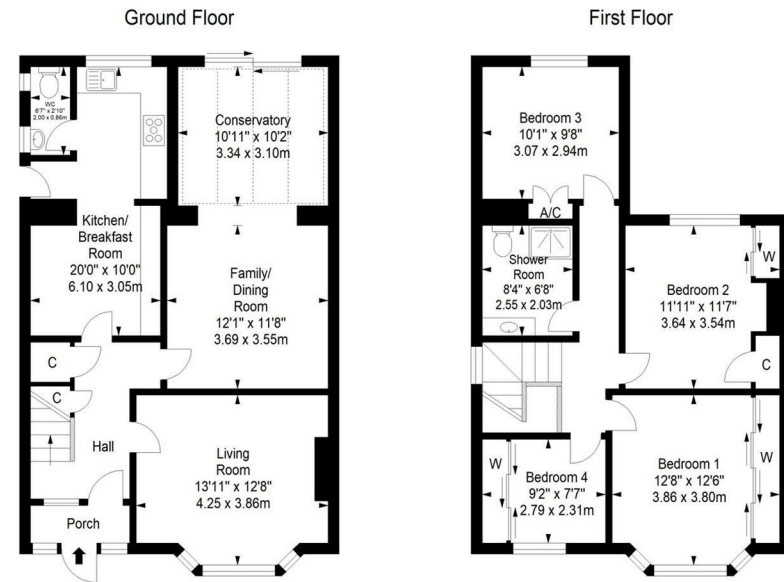
#### **Rear Garden**

West facing rear garden with patio area, lawn, mature bushes and plant borders, shed and side access to garage.

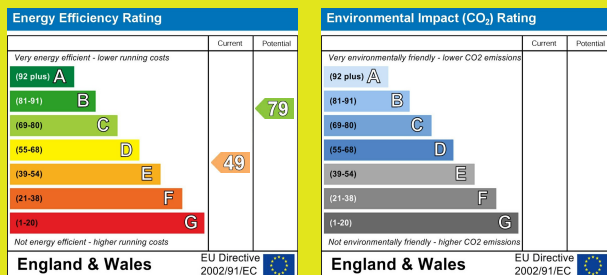




## Floor Plan Evelyn Road



Approximate gross internal floor area 134.9 sq m/ 1452.1 sq ft  
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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