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B



Description

We are delighted to offer to the market this mid terrace family home situated in the heart of the Broadwater area, close to local shopping facilities, schools, parks, bus routes and the mainline station.

Accommodation offers entrance hall, lounge, kitchen, three bedrooms and family bathroom. Other benefits include south facing rear garden. off-road parking for two cars, remainder of NHBC, Phillips Hue voice activated light system and Hive central heating system.

Key Features

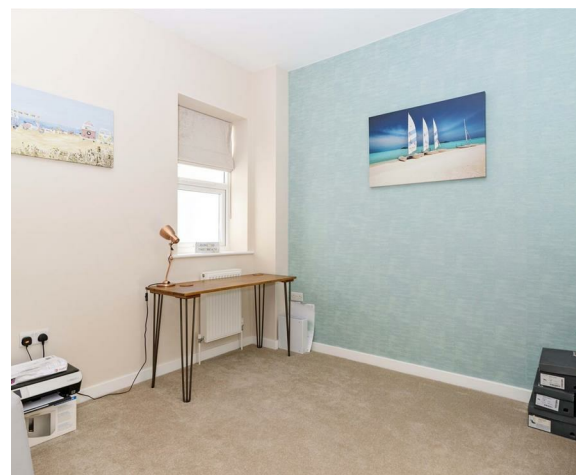
- Three Bedroom Family Home
- Modern Fitted Kitchen
- High Specification Finish
- Electric Car Charging Point
- EPC Rating B
- Three Bedrooms
- Downstairs WC
- Off Road Parking for Two Cars
- South Facing Rear Garden
- Council Tax Band D



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Entrance Hall

Double-glazed composite front door leading to:

Lounge/Diner

7.53 x 4.92 (24'8" x 16'1")

Limed oak wood effect flooring. Two radiators. Contemporary vertical Radiator. Double-glazed door to rear garden. Phillip Hue lighting with voice activation. TV point. Understairs storage cupboard. Feature glass contemporary banister.

Downstairs WC

Concealed system WC. Wash hand basin with mixer tap set into vanity unit. Heated towel rail. Downlighters.

Kitchen

4.05 x 3.07 (13'3" x 10'0")

A range of matching base and wall units including pan drawers. Wood effect worktop incorporating a one and half bowl sink unit with mixer tap. Miele induction hob. Electric fan oven. Extractor fan. Integrated dishwasher. Cupboard enclosed boiler. Hot air floor heater. Wine rack. Integrated fridge/freezer. Down lights. Double-glazed window. Floor plinth lights. Refuse drawer. Integrated washing machine also tumble dryer. Double-glazed french door to garden.

First Floor Landing

Stairs to first floor landing. Loft hatch (boarded area and with light) Two storage cupboards, (one with hanging space).

Bedroom One

4.92 x 2.42 (16'1" x 7'11")

Two double-glazed bay window. Radiator. Down lights. Fitted wardrobe with hanging space and shelves.

Bedroom Two

4.13 x 3.07 (13'6" x 10'0")

Double-glazed window. Radiator. Down lights. TV point.

Bedroom Three

2.95 x 2.95 (9'8" x 9'8")

Double-glazed window. Radiator. TV point.

Luxury Bathroom

Panel enclosed bath, with mixer tap and shower attachment. Wash hand basin with mixer taps, set into vanity unit. Fitted shower cubicle with rainfall head and separate shower attachment. Concealed system WC. Contemporary wood effect tiling and splash backs. Limed oak effect wood flooring. Heated towel rail. Bluetooth speaker.

Outside

Rear Garden

Landscape south facing garden. Attractive lawn and enclosed decking area. Flower bed with a wide range of shrubs and trees, including a palm tree. Outside tap. Gate to access to side.

Front Garden

Off road parking for two cars. Electric charging point.

Note:

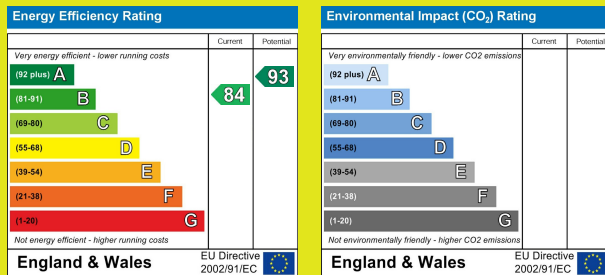
Photos were taken from a previous tenancy and they may not reflect the same internal condition now.



Floor Plan Broadwater Street East



Total area: approx. 100.6 sq. metres (1082.5 sq. feet)



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.



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