



2



3



1



C





## Description

We are delighted to offer to the market this nicely presented three bedroom terraced family home, ideally situated in this favoured Broadwater location with local shops, schools, parks, bus routes and the mainline station nearby.

Accommodation offers a kitchen, formal dining room, living room, three bedrooms and a modern family bathroom. The property also benefits from double glazing, gas fired central heating, an enclosed rear garden, off road parking and no forward chain.

## Key Features

- Terraced Family Home
- Three Bedrooms
- Gas Fired Central Heating
- Off Road Parking
- No Forward Chain
- Favoured Broadwater Area
- Modern Family Bathroom
- Double Glazed Windows
- Council Tax Band C



robertluff.co.uk

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

Robert  
Luff & Co





Double glazed sliding doors leading into:

#### **Front Porch**

Wall mounted electric box housing meter and part glazed door leading into:

#### **Entrance Hall**

Double glazed frosted window to side, stairs leading to first floor landing, radiator, under stairs storage cupboard housing meters and door into:

#### **Living Room**

**4.21 x 3.58 (13'9" x 11'8")**

Double glazed bay window to front, tv point, telephone point, attractive feature fireplace with stone surround and hearth, decorative wall mounted lights, skimmed ceiling, archway leading through into:

#### **Formal Dining Room**

**3.67 x 3.16 (12'0" x 10'4")**

Double glazed sliding doors leading out onto the garden, radiator, space for formal dining room table and chairs, skimmed ceiling, part glazed door leading into kitchen which is also accessed via entrance hall.

#### **Kitchen**

**3.66 x 2.25 (12'0" x 7'4")**

Double glazed frosted window to rear aspect, one and a half bowl stainless steel sink unit inset to roll top worksurfaces with chrome mixer tap and drainer, matching range of gloss wall and base units, fitted Range Master style oven with five ring gas hob and hot plate, Range Master stainless steel extractor hood above and space for washing machine, space for fridge/freezer, part tiled walls, wall mounted Worcester boiler and double glazed frosted door leading onto the garden.

#### **First Floor Landing**

Loft hatch with pull down ladder leading to loft room. Loft has lighting, power and Velux window.

#### **Bedroom One**

**3.63 x 3.17 (11'10" x 10'4")**

Double glazed window to front aspect, tv point, telephone point, space for wardrobes and textured ceiling.

#### **Bedroom Two**

**3.17 x 3.15 (10'4" x 10'4")**

Double glazed window to rear overlooking an open view of the fields, radiator, tv point, range of built in wardrobes providing hanging space and shelving and also housing hot water tank with thermostat, coved and textured ceiling.

#### **Bedroom Three**

**2.64 x 2.25 (8'7" x 7'4")**

Double glazed window to front aspect, radiator, range of overhead fitted cupboards, built in wardrobe with hanging space and textured ceiling.

#### **Modern Bathroom**

**2.23 x 2.16 (7'3" x 7'1")**

Double glazed frosted window to rear, panel enclosed bath with chrome mixer taps and electric Triton shower above with glass extending screen, pedestal wash hand basin with matching mixer taps, low level flush WC, tiled effect flooring, wall mounted heated towel rail, fully tiled walls with overhead storage units.

#### **Rear Garden**

Patio comes off the back of the property, being mainly laid to lawn with flower and shrub borders, various outbuildings and gate providing rear access.

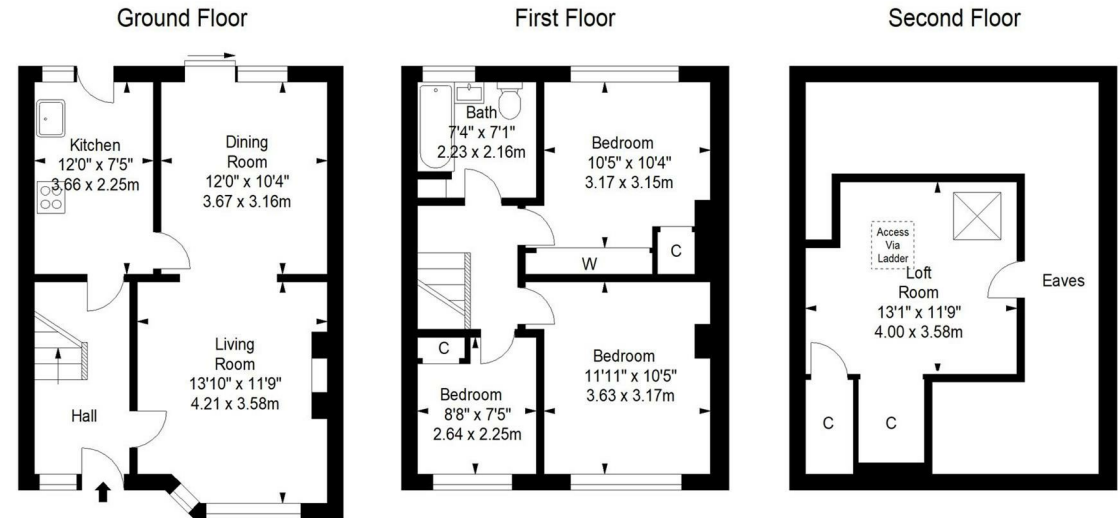
#### **Driveway**

Laid to hard standing providing off road parking.



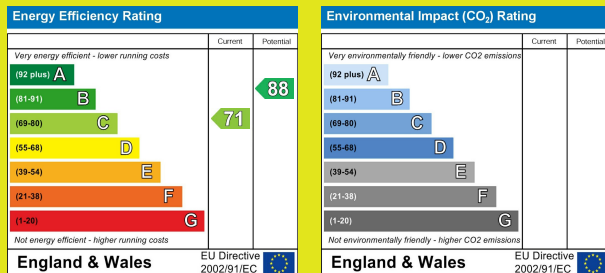


## Floor Plan Congreve Road



Approximate gross internal floor area 125.5 sq m/ 1350.9 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
All rights reserved.



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.



robertluff.co.uk

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

Robert  
Luff & Co