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Description

Robert Luff & Co are delighted to present this spacious 1930's detached home, full of character and modern upgrades, ideally located in the heart of Broadwater. Once a doctor's surgery, the property offers a lounge, dining room, kitchen, utility room, and integral garage. Upstairs features four bedrooms, a family bathroom, separate shower room, and a large loft space currently used as a workshop.

The home has been fully rewired, replumbed, and replastered, with a new boiler installed in April 2025, cavity wall insulation, and partial roof renovation including professional leadwork. It is light, bright, energy-efficient in winter, and stays cool in summer.

Outside, the property offers well-kept gardens, ample parking, and views over Broadwater Green, a vibrant community space that hosts cricket matches, fairs, and local events. With excellent schools, shops, and easy access to the South Downs, seafront, and London train links, this is an ideal family home.

Viewing recommended.

Key Features

- Beautifully Presented Detached Family Home
- Spacious Family Bathroom
- Attractive Front and Rear Gardens
- Garage & Driveway
- EPC Rating D
- Four Bedrooms
- Stunning Original Features Throughout
- Popular Broadwater Location
- Direct Views Over Broadwater Green
- Council Tax Band F



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Entrance

Attractive glazed door to entrance porch with tiled floor, stunning stripped wood stained glass windows, and leaded light door to:

Hallway

Attractive original stripped wood flooring, decorative coving, bar style radiator, useful understairs storage cupboard, and wall mounted thermostat.

Door to Integral Garage

Lounge

4.17 x 5.08 (13'8" x 16'7")

Radiator, double glazed leaded light bay window with view of front garden and onto the green, original stripped wood flooring, open fireplace with stone surround, TV point, and decorative coving.

Dining Room

4.75 x 4.20 (15'7" x 13'9")

Stunning original stripped wood flooring, radiator, decorative ceiling rose, attractive art deco style wooden fire surround with tiled insert, and double glazed patio doors leading out into rear garden.

Family Room

4.77 x 2.8 (15'7" x 9'2")

Laid stripped wood oak flooring, double glazed French doors leading to rear garden and gravel seating area, coving, and further glazed door through to:

Office

3.90 x 2.80 (12'9" x 9'2")

Radiator, laid wood flooring, double glazed leaded light window with view to rear, and bookshelves.

Ground Floor Cloak Room

Low flush WC, basin set in vanity unit with storage, further storage cupboard with shaker style fronted doors, shelving and Hoover cupboard, extractor fan, and frosted double glazed window.

Kitchen/Breakfast Room

5.14 x 3.01 (16'10" x 9'10")

Attractive in-frame kitchen with shaker style doors, natural wooden worktops with a bevel edge, incorporating a stainless steel sink with mixer tap, larder cupboard, drawer stack and wine rack, space for fridge freezer, attractive Aga style Falcon oven with five large gas burners, two electric ovens with heating drawer and grill, fitted Falcon extractor fan, tiled splashback, space for breakfast table, three part-leaded light double glazed windows with view of rear garden, two glass fronted display units, bar style radiator, downlighters, and composite multi-lock double glazed door to:

Utility/Lean To

5.53 x 1.63 (18'1" x 5'4")

Range of base units with hardwood worktops, incorporating stainless steel sink with mixer tap, space and plumbing for washing machine, uPVC double glazed door leading to front, half uPVC door leading to rear, further appliance space, tiled floor, and tap.

Stairs to:

Spacious Landing

Airing cupboard with stripped wood doors and slatted shelves, coving, loft hatch, and stained glass skylight enhanced by natural light streaming in from a Velux window in the loft.

Bedroom One

4.98 x 3.72 (16'4" x 12'2")

Double glazed leaded light window with southerly view of front garden and Broadwater green, radiator, and two fitted recessed wardrobes with hanging rails and shelves.

Bedroom Two

4.96 x 4.45 (16'3" x 14'7")

Leaded light double glazed bay window with southerly aspect view of Broadwater Green, useful bay window bench seat with storage under, radiator, coving and loft hatch.

Boarded Loft

Spacious u-shaped boarded loft space, power, light, and two Velux windows.

Bedroom Three

4.71 x 3.12 (15'5" x 10'2")

Radiator, double glazed window, coving, and dimmer switch.

Bedroom Four

3.68 x 3.09 (12'0" x 10'1")

Double glazed window, radiator, and coving.

Bathroom

3.13 x 2.96 (10'3" x 9'8")

Spacious bathroom with white suite including panel enclosed bath with mixer tap, low flush WC, pedestal wash hand basin with mixer tap, large fitted shower with curved glass screen, fitted shower, part tiled walls, downlighters, coving, frosted double glazed window, and heated towel rail.

Separate Shower Room

WC, pedestal wash hand basin, large fitted shower tray with screen, tiled splashback walls, frosted double glazed window, and heated towel rail.

Integral Garage

5.04 x 2.59 (16'6" x 8'5")

Up and over garage door, wall mounted electric consumer unit, and door into hallway.

Rear Garden

Beautifully maintained rear garden with gravel seating area, well manicured lawn, mature trees, shrubs, flower borders, further patio seating area, timber built summer house, outside tap, and wall enclosed vegetable garden area.

Front Garden

Stunning front garden with well manicured lawn, flower beds with mature trees and shrubs, flint wall leading to gravel and part cobbled driveway to garage, and mature pond.

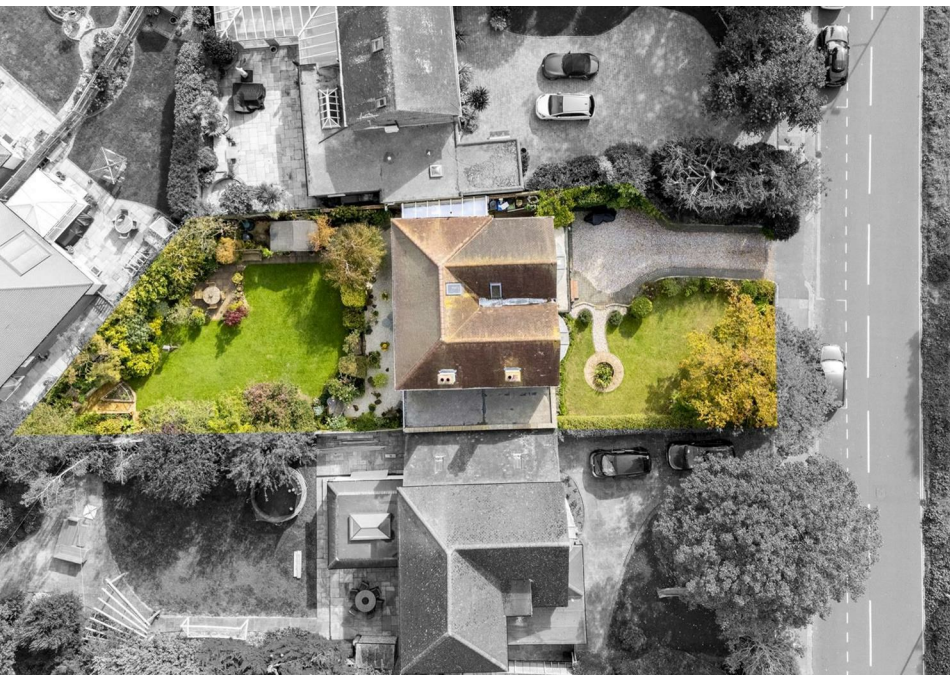




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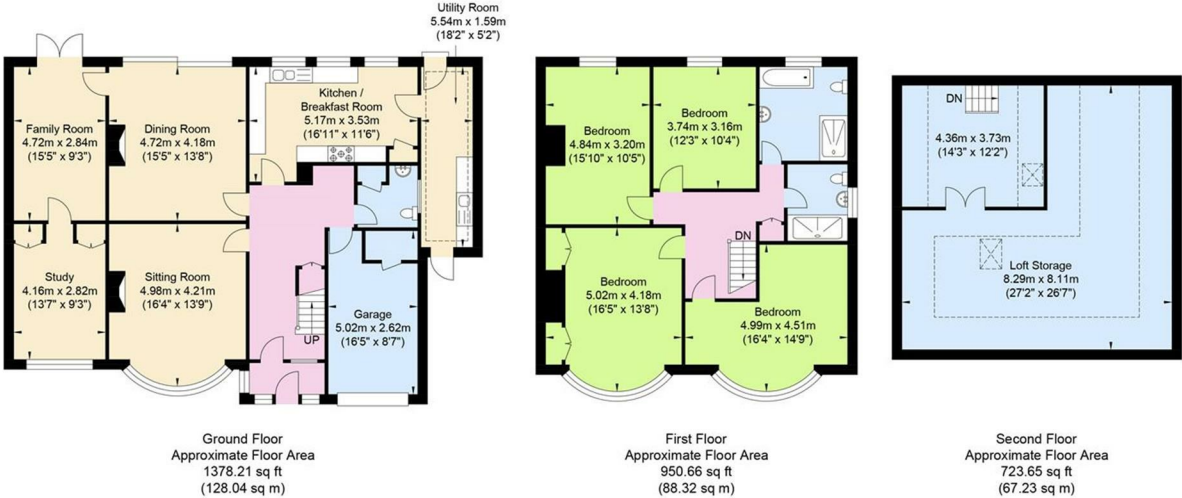
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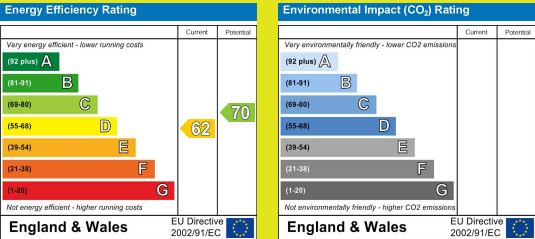
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Floor Plan Broadwater Street West

Broadwater Street



Approximate Gross Internal (Including Garage) Area = 283.59 sq m / 3052.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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