

Evelyn Road, Worthing, BN14 8AY

£575,000

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: D

- Extended Semi Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen/Breakfast Room
- Two Bathrooms
- Well Presented Throughout
- Ample Off Road Parking & Garage
- Highly Sought After Broadwater Location
- Close To Local Shops, Amenities & Mainline Train Station
- Substantial West Facing Rear Garden

Jacobs Steel are delighted to offer for sale this well presented and rarely available extended semi detached house, positioned in this highly sought after Broadwater location close to local shops, amenities, good school catchment and mainline train station. The house boasts four bedrooms, three cleverly designed reception rooms, a modern fitted kitchen/breakfast room, two large bathroom suites, large west facing rear garden, ample off road parking and a garage located to the side of the house.



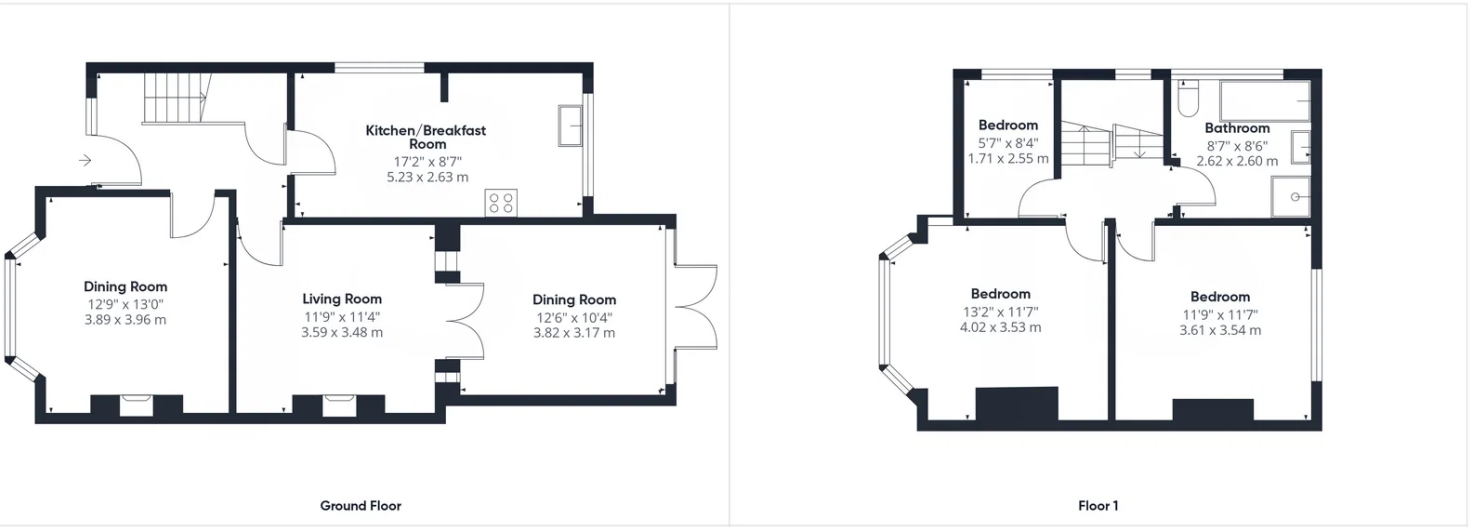


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Internal The welcoming entrance hall provides access to all ground floor accommodation, with carpeted stairs rising to the first floor and useful understairs storage cupboards. Positioned at the front of the property, the dining room benefits from a beautiful bay window, solid wood flooring and an attractive original open fireplace with a tiled hearth, decorative surround and mantel. The living room is a separate reception space, also featuring solid wood flooring and a characterful fireplace, with double opening doors leading through to the family room. Enjoying a vaulted ceiling with two Velux windows, the family room is flooded with natural light and features double glazed doors opening directly onto the west facing, mature rear garden. The dual-aspect kitchen has been fitted with an array of handless white gloss wall and floor mounted units, complimented by granite work surfaces. Integrated appliances include an eye-level oven, five-ring AEG gas hob with extractor hood above, dishwasher and integrated bin store, whilst there is ample space for an American-style fridge freezer and washing machine, creating a practical and well-equipped space for everyday family living. The first floor comprises of three bedrooms, including two generous doubles and a generously sized single bedroom, which could also serve as a home office or nursery. Completing this floor is the family bathroom, fitted with a four-piece suite including a panel enclosed bath, separate shower cubicle, toilet and hand wash basin. Occupying the second floor is the impressive principal bedroom, this room measures an impressive 15'1" x 12'9" and benefits from large eaves storage. The en-suite has been fitted with a contemporary shower room, fitted with a power shower featuring adjustable body jets, toilet and contemporary hand wash basin.

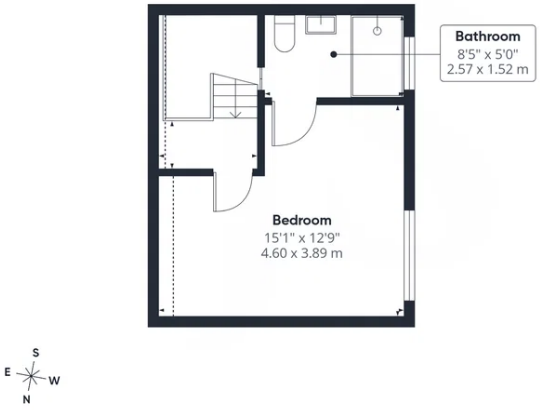
External To the front of this charming family home is a block-paved driveway providing ample off-road parking, accessed via a dropped kerb. Side access leads to the garage, which benefits from power and lighting. The substantial west-facing rear garden is predominantly laid to lawn, with a paved patio at the top of the garden providing the perfect spot for outdoor dining and enjoying the afternoon and evening sun. A wooden pergola shelters a further paved seating area, currently home to the owners' hot tub. The garden is bordered by an array of mature trees and established hedging, creating a private and secluded outdoor space.

Situated In this popular residential position being approximately half a mile from Broadwater Village Centre with its local shops, whilst Worthing Town Centre with its comprehensive range of shopping facilities and amenities is 0.5 Miles away. Worthing Central train station is less than 0.5 Miles away with local schools for all ages within easy reach whilst bus services to surrounding



Ground Floor

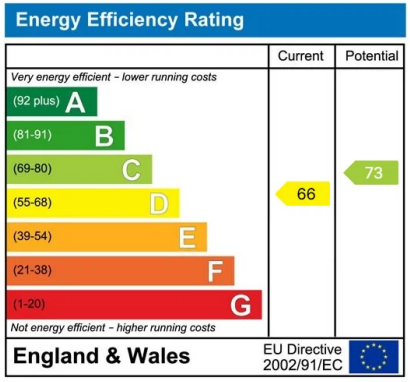
Floor 1



Floor 2







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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