



10 Southdownview Close, Worthing, BN14 8NY  
Guide Price £425,000

and company  
**bacon**  
Estate and letting agents



We are delighted to offer for sale this well-presented four double bedroom end-of-terrace family home, positioned within this popular Broadwater location. The property also benefits from a double-storey side extension, providing generous and versatile living accommodation throughout.

In brief, the property comprises a spacious open-plan lounge/diner extending from the front to the rear of the property, creating a bright dual-aspect living space. There is a fitted kitchen to the rear providing access to the rear garden, along with a ground floor double bedroom offering flexibility for guests, home working or multi-generational living.

To the first floor are three further spacious double bedrooms, the master benefitting from an en-suite bathroom, there is a shower room & useful home office / bedroom five. Externally, the property benefits from both front and rear gardens & a garage in a nearby compound.

- End Of Terrace Family Home
- Four Double Bedrooms
- Fitted Kitchen & Family Bathroom
- Open Plan Dual Aspect Lounge / Diner
- Front & Rear Gardens
- Popular Broadwater Location
- Close To Local Schools & Amenities
- Double Storey Side Extension
- Garage In Nearby Compound
- Viewing Is Highly Recommended





#### Entrance Hallway

4.27m x 1.83m (14'1 x 6'6)

Carpeted flooring, stairs to first floor landing, access to understairs storage, skimmed ceiling with coving.

#### Open Plan Lounge / Diner

7.32m x 3.05m (24'10 x 10'10)

Laminate flooring, television point, two radiators, feature electric fireplace, textured ceiling with coving, PVCU double glazed window, PVCU double glazed door leading to rear garden.

#### Fitted Kitchen

5.18m x 2.44m (17'7 x 8'9)

Tiled flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, tiled splashbacks, space for washing machine & tumble dryer, space for dishwasher, wall mounted Worcester combination boiler, space for oven, inset one & a half bowl stainless steel single drainer sink unit with mixer tap, space for fridge freezer, skimmed ceiling, PVCU double glazed window, PVCU double glazed door leading into rear garden.

#### Ground Floor Double Bedroom

4.57m x 2.44m (15'6 x 8'9)

Carpeted flooring, various power points, single radiator, television point, PVCU double glazed window, skimmed ceiling.



#### First Floor Landing

2.13m x 1.83m (7'10 x 6'3)

Carpeted flooring, fitted storage cupboard, loft hatch access with drop down ladder, skimmed ceiling with coving.

#### Master Bedroom

4.27m x 2.44m (14'8 x 8'10)

Carpeted flooring, single radiator, various power points, PVCU double glazed window, skimmed ceiling.

#### En-Suite Bathroom

2.74m x 2.44m at max (9'1 x 8'8 at max)

Vinyl flooring, low flush WC, hand wash basin with mixer tap, panel enclosed bath with shower attachment over, ladder style heated towel rail, PVCU double glazed window, skimmed ceiling.

#### Bedroom Two

3.05m x 3.05m at max (10'8 x 10'7 at max)

Carpeted flooring, single radiator, television point, various power points, skimmed ceiling, PVCU double glazed window.

#### Bedroom Three

3.96m x 2.74m (13'5 x 9'9)

Carpeted flooring, single radiator, various power points, a range of fitted wardrobes with various hanging rails & shelving, PVCU double glazed window, skimmed ceiling.



#### Bedroom Four

3.05m x 1.83m (10'2 x 6'9)

Carpeted flooring, single radiator, various power points, skimmed ceiling, PVCU double glazed window.

#### Family Shower Room

2.13m x 1.83m (7'10 x 6'2)

Vinyl flooring, low flush WC, hand wash basin with hot & cold tap, fitted shower cubicle having an integrated power shower, chrome ladder style heated towel rail, skimmed ceiling, PVCU double glazed window.

#### Externally

##### Front Garden

Mainly laid to shingle for ease of maintainance, pathway leading to front door, dwarf wall enclosed.

##### West Aspect Rear Garden

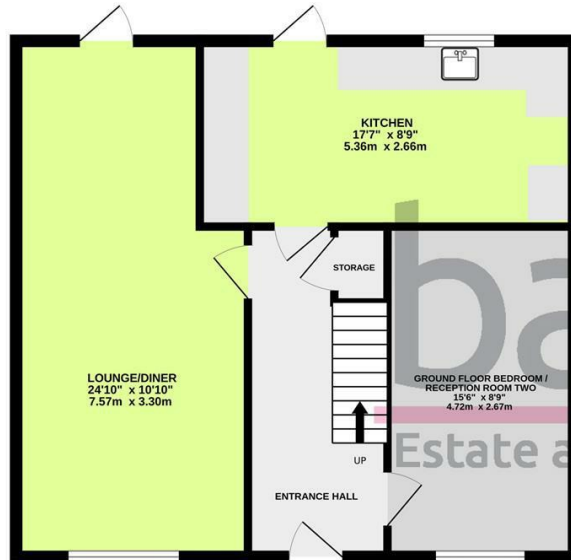
Patio area stepping onto large lawned area having various flower & shrub borders, raised patio area with timber built storage shed & seating, outside tap, gated side access, fence & wall enclosed.

##### Council Tax

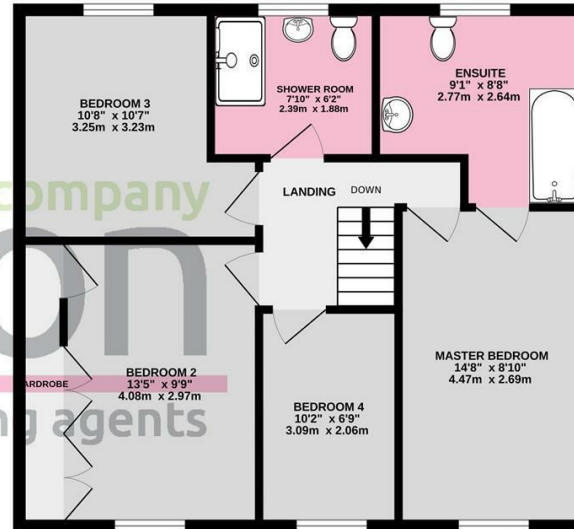
Band C



GROUND FLOOR  
 635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
 644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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