

37 Downlands Avenue BN14 9HD

Guide price £425,000

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Council Tax Band: C

- Extended Terrace House
- Four Bedrooms
- Kitchen/Breakfast Room
- Lounge
- Dining Area
- En-Suite Shower Room
- Bathroom
- Office Cabin
- Large South Facing Rear Garden
- Off Road Parking

An extended and generously proportioned four-bedroom terraced family home, ideally situated in the popular Broadwater area. Offering spacious and versatile accommodation arranged over three floors, the property features two bathrooms, a welcoming lounge, separate dining area and an impressive extended kitchen/breakfast room. Outside, there is a private driveway providing off-road parking and a generous south-facing rear garden, complete with a fully insulated garden office/cabin with power, lighting and internet.





INTERNAL
The entrance hall opens into a welcoming lounge, providing a comfortable and inviting space for relaxing with family. The accommodation flows naturally through to the dining area, creating a sociable environment ideal for family meals and gatherings.

The real heart of the home is the extended kitchen/breakfast room, providing an excellent amount of space for both everyday family life and entertaining. The extension creates a generous and versatile area with ample room for a breakfast table, while the kitchen provides plenty of workspace and storage.

The property offers four bedrooms, providing excellent flexibility for a growing family, guests or those requiring dedicated home-working space.

The principal bedroom is located on the second floor, creating a wonderful sense of privacy and separation from the main family accommodation. This room benefits from its own en-suite shower room, providing a comfortable and private principal suite. A separate modern family bathroom serves the remaining bedrooms and adds further convenience to this spacious family home.

EXTERNAL
To the front, a private driveway provides off-road parking for several vehicles, offering excellent convenience for both residents and visitors.

The large south-facing rear garden is a particular highlight, providing an excellent outdoor space for relaxing, entertaining and enjoying the sunshine. A paved area leads onto a section of artificial lawn, with a pathway continuing towards a shingled area framed by established plants and shrub borders.

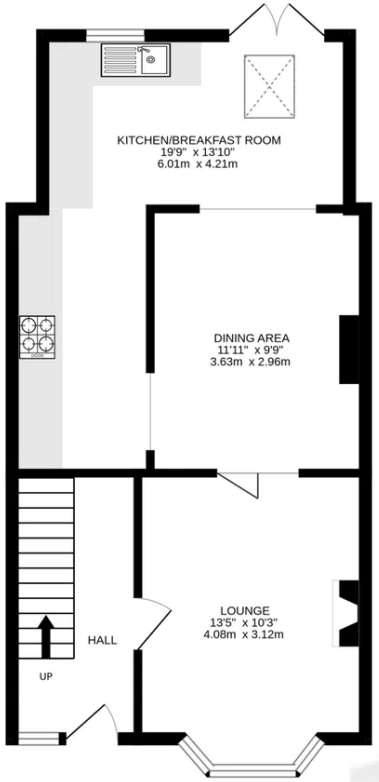
At the far end of the garden is a timber-built garden office/cabin, which is fully insulated and benefits from power, lighting and internet. This versatile additional space is ideal for working from home, hobbies, a studio or simply as a quiet retreat away from the main house.

SITUATED
The property is situated in the popular Broadwater area, offering convenient access to a range of local amenities and excellent transport links. Broadwater Village provides a selection of shops and everyday facilities, while Lyons Farm Retail Park is approximately half a mile away.

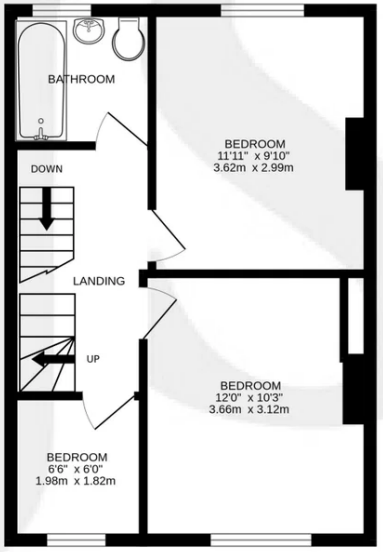
The A27 is easily accessible, providing direct road links towards Brighton and London, while Worthing town centre is approximately two miles away and offers an extensive range of shops, restaurants, pubs, cinemas, theatres and leisure facilities. East Worthing railway station is approximately one mile away, with local bus services also available nearby.

This is a superbly positioned family home, combining generous accommodation, excellent outdoor space and a useful garden office, all within easy reach of local amenities and transport links.

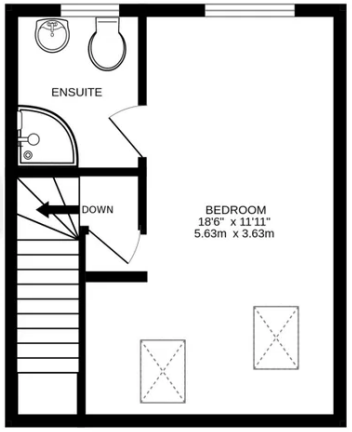
GROUND FLOOR



1ST FLOOR

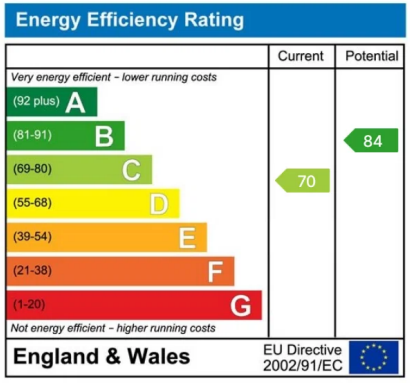


2ND FLOOR









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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