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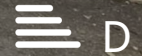
70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



7 Rectory Gardens, Worthing, BN14 7TE

Guide price £650,000





7 Rectory Gardens

Worthing, BN14 7TE

An immaculately presented and well extended four bedroom family home situated in the heart of Broadwater, offering spacious and versatile accommodation throughout.

The property welcomes you via an entrance porch into a bright entrance hall, leading to a stunning bay-fronted lounge with a working fireplace, which flows seamlessly into a dining room featuring a charming log burning fire.

The layout continues into a full width extension, creating additional dining space that wraps around into a fully fitted kitchen, ideal for modern family living and entertaining.

Two elegant sliding doors provide direct access to the South facing rear garden, enhancing the sense of space and natural light. The ground floor also benefits from a convenient w/c.

Upstairs, a striking split level landing leads to four bedrooms, three of which are generously sized, alongside a well appointed family bathroom and separate shower room, both with w/c. The South facing rear garden is predominantly laid to lawn and complemented by mature flower and tree lined borders, creating a private and peaceful outdoor setting.

To the front, a private driveway provides off-road parking for several vehicles and access to the garage.

Ideally positioned within this popular residential area of Broadwater village, the property is within easy reach of local shops and everyday amenities, while Worthing town centre, with its wider selection of shopping, dining and leisure facilities, is located approximately one and a half miles away.



Entrance porch

Entrance hall

Living room 14'5 x 12'1 (4.39m x 3.68m)

Sitting room 12'9 x 10'5 (3.89m x 3.18m)

Living/dining room 24'7 x 8'10 (7.49m x 2.69m)

Kitchen 13'5 x 6'6 (4.09m x 1.98m)

Ground floor w/c

Stairs to first floor landing

Bedroom one with bay window 14'9 x 10'9 (4.50m x 3.28m)

Bedroom two 12'9 x 10'9 (3.89m x 3.28m)

Bedroom three 12'9 x 8'6 (3.89m x 2.59m)

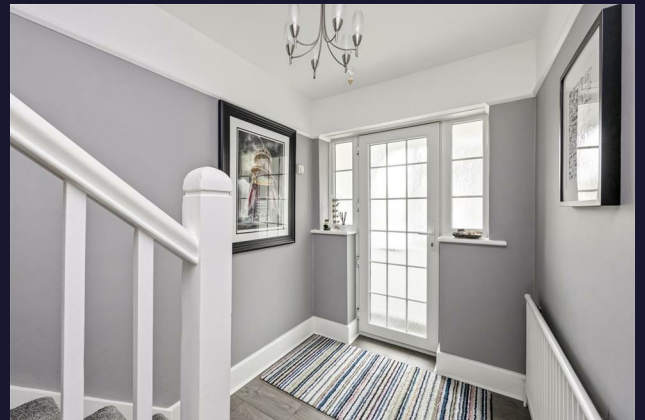
Bedroom four 7'6 x 7'2 (2.29m x 2.18m)

Shower room

Bathroom

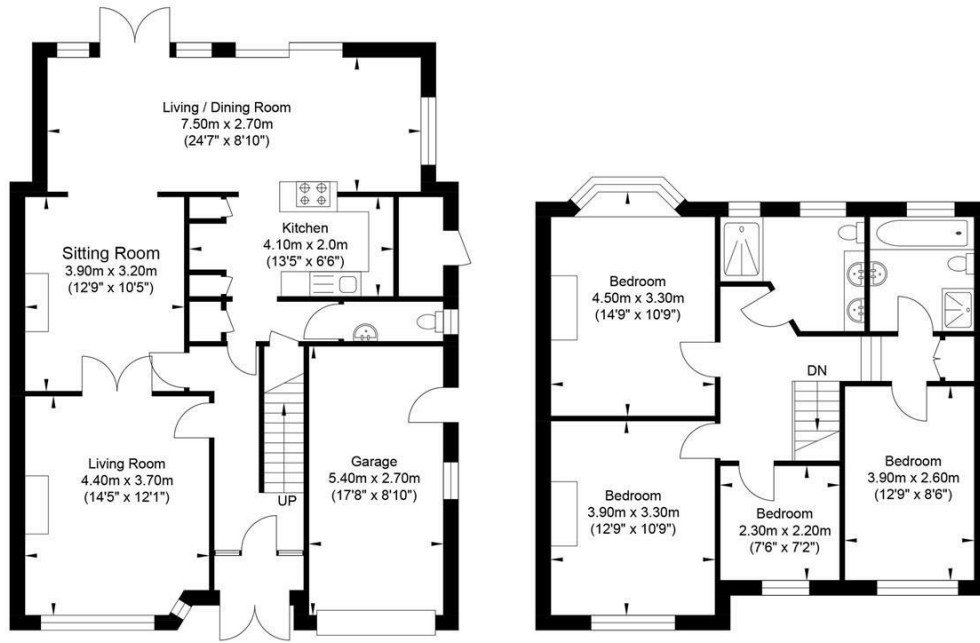
Garage 17'8 x 8'10 (5.38m x 2.69m)





Floor Plans

Rectory Garden



Ground Floor
Approximate Floor Area
971.22 sq ft
(90.23 sq m)

First Floor
Approximate Floor Area
701.80 sq ft
(65.20 sq m)

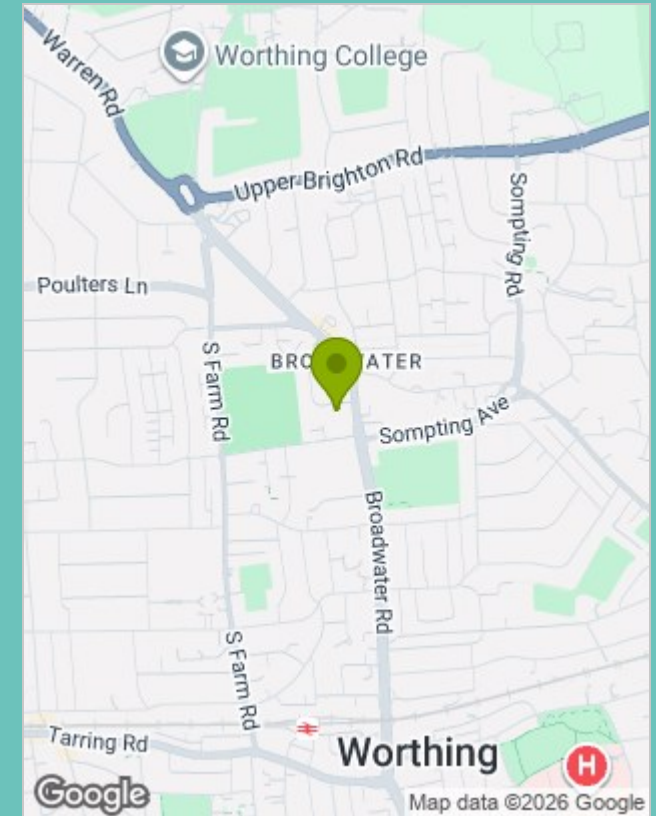
Approximate Gross Internal Area (Including Garage) = 155.43 sq m / 1673.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Location Map



Energy Performance Graph

