



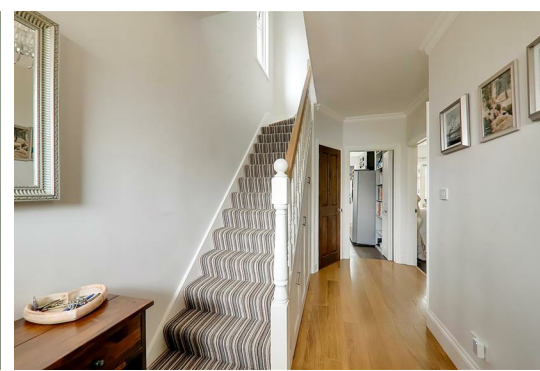
25 St. Wilfreds Road, Broadwater, Worthing, BN14 8BA  
Guide Price £550,000

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Estate and letting agents



A three double bedroom semi detached family home situated within the highly sought after catchment area of Broadwater, close to local shops, schools and mainline railway station. The accommodation consists of a covered porch, reception hall, lounge, dining room, kitchen, lean to, ground floor cloakroom, first floor landing, three bedrooms, bathroom/w.c, loft, private driveway, car port, garage/store, front and rear gardens.

- Semi Detached Family Home
- Sought After Broadwater
- Three Double Bedrooms
- West Aspect Rear Garden
- Private Driveway
- Double Glazed Windows
- Gas Central Heating
- Ground Floor Cloakroom



### Covered Porch

With outside wall light raised tiled floor. Part stained glass wooden door to the reception hall.

### Reception Hall

4.57m x 1.98m (15'0 x 6'6)

East aspect stained glass window. Radiator. Laminate flooring. Levelled and cornice ceiling with ceiling rose. Staircase to first floor landing with understairs storage cupboards.

### Lounge

4.39m x 3.76m (14'5 x 12'4)

Dual aspect via a South facing window and East facing double glazed windows. Feature cast iron fireplace with raised hearth, marble surround and mantle over. Storage cupboard and fitted display shelving to sides of chimney breast. Radiator. Dimmer switch. Levelled and cornice ceiling with ceiling rose.

### Dining Room

3.78m x 3.33m (12'5 x 10'11)

West aspect via single glazed windows and part glazed wooden door to lean to. Feature fireplace having an inset open fireplace set on a raised hearth with tiled inset, wooden surround and mantle over. Fitted storage cupboards and display plinths to either side of chimney breast. Radiator. Wood floorboards. Picture rail. Levelled ceiling.

### Lean To

Dual aspect via South and West facing single glazed windows. Pitched roof. Door to rear garden.

### Kitchen

4.06m x 2.64m (13'4 x 8'8)

Fitted suite comprising of a single drainer sink unit having drawers and storage cupboard below. Areas of rolltop work surfaces offering additional cupboards under. Matching shelved wall units. Space for washing

machine, dishwasher and American design fridge freezer. Space for range cooker with extractor hood over. Fitted display shelving. Wood laminate flooring. Wall mounted central heating boiler. Central heating thermostat. South and West facing double glazed windows. Stable door to carport.

### Ground Floor Cloakroom

0.94m x 0.64m (3'1 x 2'1)

Concealed push button WC. Wall mounted wash handbasin with mixer taps. Radiator. Part tiled and feature walls. Wood flooring. Extractor fan. Levelled ceiling with spotlights. Obscure glass double glazed window.

### First Floor Landing

2.41m x 2.39m (7'11 x 7'10)

South aspect obscure glass double glazed window. Radiator. Levelled and coved ceiling with access to loft space.

### Bedroom One

4.47m x 3.38m (14'8 x 11'1)

East aspect via double glazed windows. Feature decorative cast iron fireplace. Two fitted double wardrobes. Radiator. Feature wall. Levelled and cornice ceiling with ceiling rose.

### Bedroom Two

3.78m x 2.97m (12'5 x 9'9)

West aspect via double glazed windows. Two fitted double wardrobes. Fitted display shelving. Radiator. Dimmer switch. Levelled and cornice ceiling with ceiling rose.

### Bedroom Three

4.14m x 2.36m (13'7 x 7'9)

West aspect via double glazed windows and South aspect obscure glass double glazed window. Fitted double wardrobe. Radiator. Dimmer switch. Levelled and cornice ceiling with ceiling rose.

### Bathroom/W.C

2.01m x 1.96m (6'7 x 6'5)

Fitted suite comprising of a tiled panelled bath having mixer taps, shower attachment, shower head and shower screen over. Vanity unit with wash hand basin having mixer taps and storage cupboards below and a concealed push button WC. Heated towel rail and radiator. Built in linen cupboard with slatted shelving. Part tiled walls. Levelled ceiling with spotlights. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Area laid to lawn with flower and shrub borders and a decorative shingle area.

#### Rear Garden

West facing, secluded, and a further feature of this home. The first area of garden has arranged as a paved patio area with space for garden table and chairs. The majority and remainder of garden is then laid to lawn with flower and shrub borders to either side.

#### Private Driveway

Brick block paved driveway providing off street parking.

#### Car Port

Access via wooden double gates. Pitched roof. Access to rear garden. Within the rear garden grounds there is also a garage/store room.

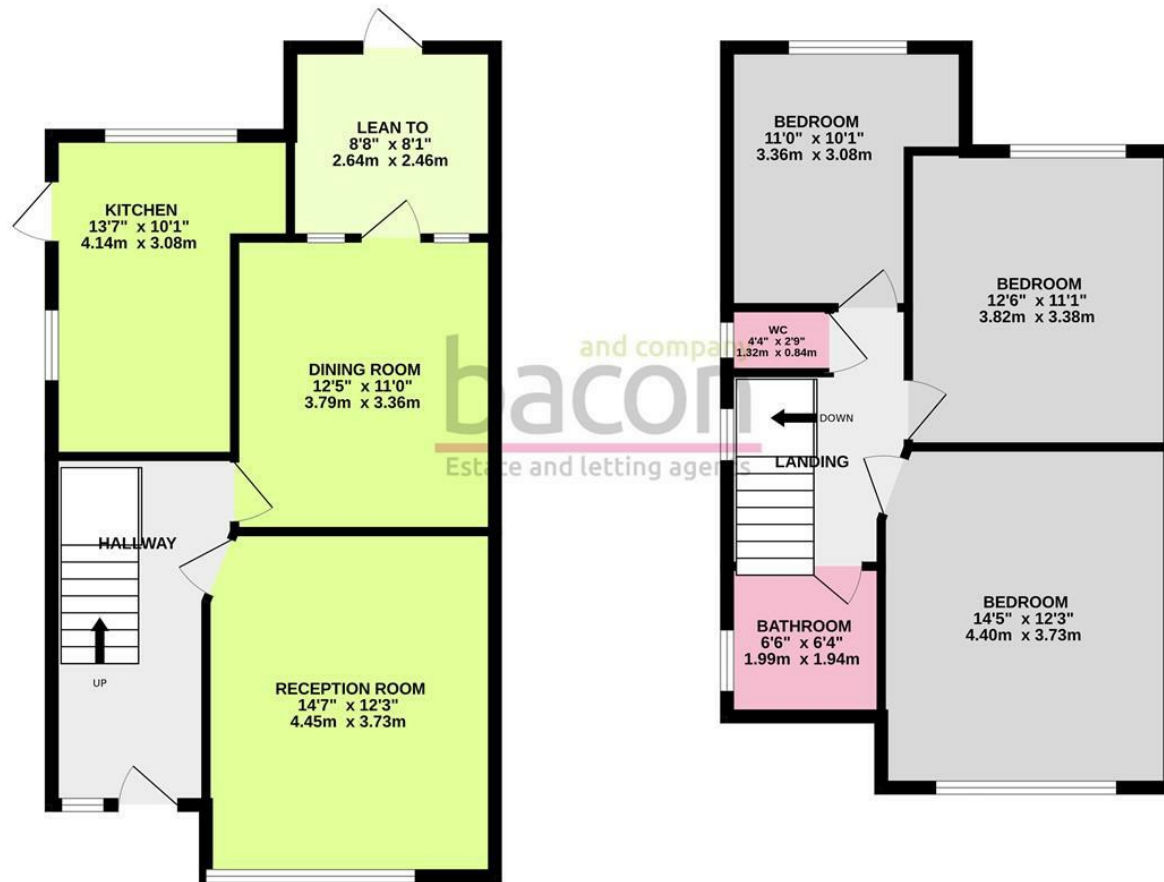
#### Council Tax

Council Tax Band D



GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 confirm their condition or working order.



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