



3



1



1



D





We are pleased to offer this well-presented three-bedroom mid-terrace home in the highly sought-after Broadwater area, featuring a spacious kitchen/dining room, a large south-westerly rear garden, off-road parking for two vehicles, and excellent potential to extend (STPP). Offered for sale with no ongoing chain.

Positioned in a popular residential location, this attractive family home offers well-balanced accommodation ideally suited to modern living. The welcoming living room flows seamlessly into a bright and spacious kitchen/dining room, creating a sociable space for everyday family life and entertaining. French doors open onto the generous rear garden, which enjoys a desirable south-westerly aspect and provides an excellent outdoor space for relaxation and summer gatherings.

The first floor comprises two well-proportioned double bedrooms alongside a versatile third bedroom, ideal as a nursery, home office or guest room. A fully tiled family bathroom serves the accommodation.

Externally, the property benefits from a newly installed resin driveway providing private parking, while the generous plot presents exciting scope for future enlargement, subject to the necessary planning permissions. Conveniently located close to local amenities, transport links and commuter routes, this is a fantastic opportunity to acquire a home with both immediate appeal and future potential.

Key Features

- Well-presented three-bedroom mid-terrace family home
- Sought-after Broadwater location
- Spacious living room opening into the kitchen/dining room
- French doors leading to the rear garden
- Large south-westerly facing garden
- Three Bedrooms
- Family Bathroom
- Brand new resin driveway with parking for two vehicles
- No ongoing chain
- Council Tax Band C | EPC Rating D



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

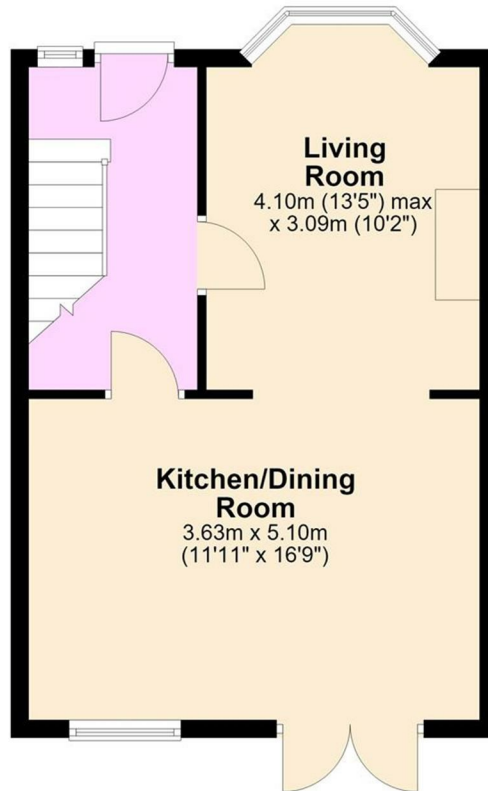
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Downlands Avenue

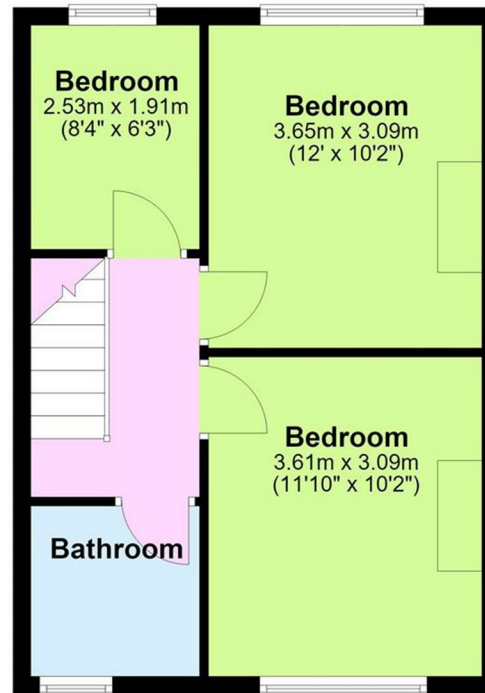
Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)

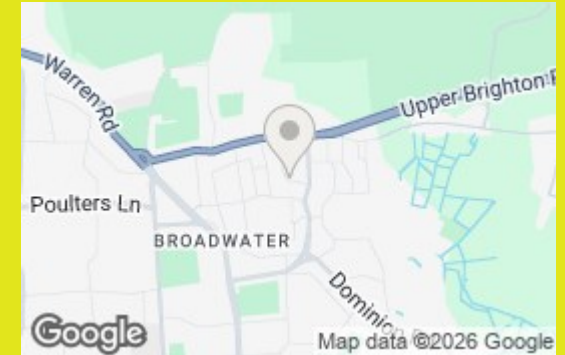


First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 75.4 sq. metres (811.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-59) D			
(9-38) E			
(1-8) F			
(0) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co