Broadwater Street West, Worthing BN14 9DJ

Guide Price **£795,000**

Jacobs | Steel

Property Type: Link-Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Stunning Link-Detached House
- Four Double Bedrooms
- Full of 1930's Character
- Living & Dining Rooms
- Family Room & Study
- Kitchen & Utility Room
- Bathroom & Shower Room
- Manicured Rear Garden
- Garage & Off Road Parking
- Close To Broadwater Village

A substantial and character-filled detached family home situated in one of Broadwater's most sought-after locations, offering spacious and versatile accommodation, stunning period features, and extensive modern upgrades throughout. With four bedrooms, multiple reception spaces, beautifully landscaped gardens, garage and driveway parking, and picturesque views across Broadwater Green, this is a rare opportunity to acquire a long-term family home that combines period elegance with modern comfort and convenience.

INTERNAL

The spacious hallway welcomes you into this exceptional four-bedroom detached 1930s family home, formerly a doctor's surgery, it is beautifully presented throughout and perfectly balances character with thoughtful modern improvements. Offering generous and versatile living accommodation, the property includes a spacious living room with bay window and open feature fireplace, formal dining room with art deco style fire surround and patio doors to the garden, additional family room which leads to the rear garden and separate study, handy ground floor cloakroom, and a well-appointed kitchen/breakfast room fitted with an attractive shaker-style kitchen and Falcon range cooker. A useful utility/lean-to area and integral garage provide additional practicality for family living. The home retains a wealth of period features including stripped wood flooring, decorative coving, stained glass windows, ceiling roses, fireplaces, and leaded light glazing, all of which enhance its charm and character.

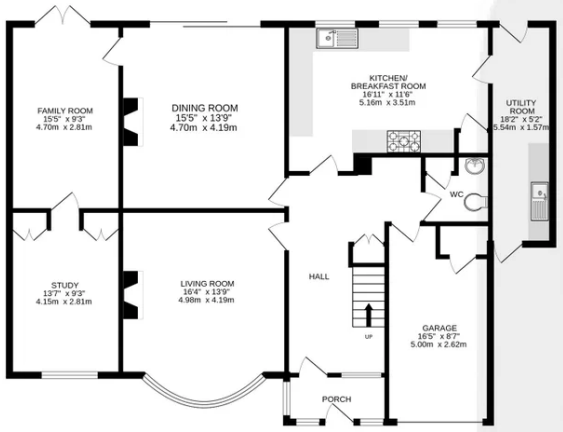
Upstairs, there are four well-proportioned bedrooms, a spacious family bathroom, separate shower room, and a substantial boarded loft space currently used as a workshop with power, lighting, and Velux windows. The property has also undergone extensive modernization, including complete rewiring, replumbing, replastering, cavity wall insulation, partial roof renovation with professional leadwork, and the installation of a new boiler in April 2025, creating a home that is both energy efficient and comfortable year-round.

Externally, the property enjoys beautifully maintained front and rear gardens that provide a peaceful and private setting ideal for families and entertaining. The rear garden features manicured lawns, mature trees and shrubs, established flower borders, multiple seating and patio areas, a timber shed, and a secluded vegetable garden enclosed by walls. To the front, the landscaped garden includes mature planting, a pond, attractive flint walling, and a gravel and part-cobbled driveway leading to the integral garage, offering ample off-road parking.

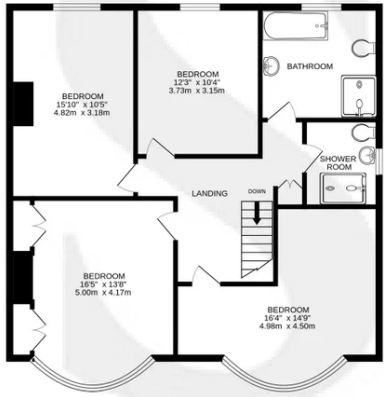
SITUATED

One of the property's most appealing features is its direct outlook over Broadwater Green, a cherished community space renowned for hosting cricket matches, fairs, and a variety of local events throughout the year. Ideally positioned in the heart of Broadwater, the home is within easy reach of the charming Broadwater Village, offering an excellent selection of independent shops, cafés, restaurants, and everyday amenities that contribute to the area's vibrant community atmosphere. The location is particularly well suited to family living, benefiting from highly regarded local schools, convenient transport links to Worthing town centre and London, as well as easy access to Worthing seafront and the South Downs National Park. Combining a strong sense of community with excellent connectivity and nearby leisure opportunities.

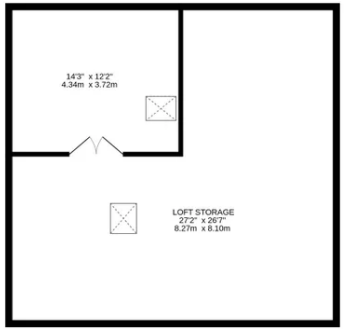
GROUND FLOOR



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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