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Description

We are delighted to offer this well-presented mid-terrace family home, ideally positioned on the highly convenient borders of Broadwater and East Worthing. Offering spacious and well-balanced accommodation throughout, the property is perfectly suited to families, first-time buyers, and commuters alike, with excellent transport links, reputable schools, and local amenities all close at hand.

Key Features

- Well-presented mid-terrace family home
- Three good-sized bedrooms
- Two reception rooms
- Modern fitted kitchen and bathroom
- Generous south-facing rear garden
- Workshop with power and lighting
- Excellent transport links and commuter access
- Private driveway providing off-road parking
- EPC Rating D | Council Tax Band B
- No forward chain





Situated in a sought-after location on the Broadwater and East Worthing borders, this attractive mid-terrace home combines generous living space with modern comforts and everyday convenience.

The accommodation begins with a welcoming entrance hall leading to a bright and comfortable living room, complemented by a separate dining room that provides an ideal space for family meals or entertaining guests. To the rear of the property is a modern fitted kitchen, offering ample storage and worktop space, making it both practical and stylish.

On the first floor, the property offers three well-proportioned bedrooms, all of a good size, along with a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from a generous south-facing rear garden, perfect for enjoying sunshine throughout the day. The garden further features a useful workshop with power and lighting, ideal for hobbies, storage, or home working.

The location is particularly appealing, being within close proximity to highly regarded local schools, excellent road links via the A27 and A24, and within walking distance of the mainline railway station, providing direct coastal routes and connections to London. Offered for sale with no forward chain, early viewing is highly recommended.



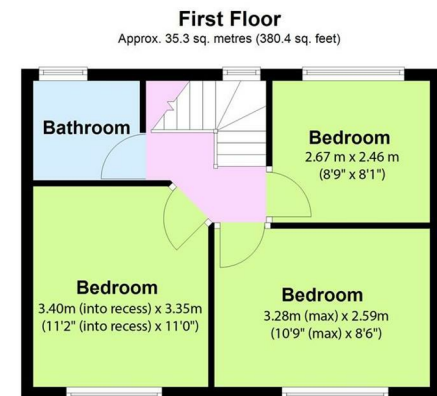
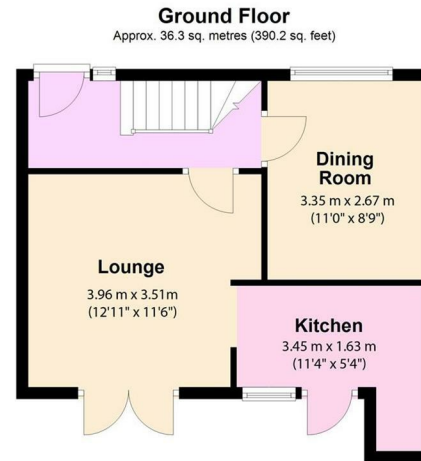
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Floor Plan Dominion Road



Total area: approx. 71.6 sq. metres (770.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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.

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