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40 Kingsland Road, Worthing - BN14 9ED

Guide Price £450,000









40 Kingsland Road

Worthing

Situated in the sought-after Broadwater area, this spacious semi-detached family home offers flexible living across three or four bedrooms. The property features three generous double bedrooms, with the option to use the fourth as a home office, ideal for remote working or study. The ground floor is thoughtfully arranged with three reception rooms, providing ample space for entertaining and relaxation. The open plan kitchen and dining room create a welcoming heart to the home, perfect for family meals and gatherings. Located within a desirable school catchment area, this property is well-suited to growing families.

The rear garden enjoys a sunny south-facing aspect, beginning with a patio area that steps onto a large lawn bordered by decorative chipstone, flowers, and shrubs. Two timber-built storage sheds offer practical storage solutions, secure fencing and walls enhance privacy and convenience. To the front, the property benefits from a block-paved driveway providing off-street parking for two vehicles, complemented by shingle borders with established shrubs and plants. The outside space is both functional and attractive, making it perfect for family living and outdoor entertaining.

- Three / Four Bedrooms
- Semi-Detached Family Home
- Popular Broadwater Location
- Three Reception Rooms
- Open Plan Kitchen / Dining Room
- Three Double Bedrooms
- Home Office / Bedroom Four
- South Aspect Rear Garden
- EPC Rating E
- Good School Catchment Area

Entrance Hallway
14′ 3″ x 5′ 3″ (4.34m x 1.60m)
Private front door opening into the entrance hallway, featuring stripped original wooden flooring, carpeted staircase rising to the first floor, single radiator, skimmed ceiling with feature coving, various power points and useful understairs storage cupboard. Doors providing access to the ground floor accommodation.

Separate Lounge
15′ 5″ x 13′ 4″ (4.70m x 4.06m)
Stripped original wooden flooring, attractive feature fireplace with tiled surround and decorative mantelpiece, television point, various power points, picture rail, recessed shelving units, UPVC double glazed bay window, radiator and skimmed ceiling with feature cornicing.

Open Plan Kitchen / Dining Room
19′ 9″ x 12′ 8″ (6.02m x 3.86m)
A spacious and versatile open plan kitchen/dining area featuring wood-effect flooring, single radiator, picture rail and skimmed ceiling with inset spotlights. The kitchen area comprises a range of cupboards with solid wooden work surfaces over, porcelain one-and-a-half bowl single drainer sink unit with mixer tap, tiled splashbacks, space for fridge/freezer and oven/cooker, UPVC double glazed window and various power points. Opening doors lead through to the rear conservatory extension.

Conservatory Extension
9′ 4″ x 15′ 10″ (2.85m x 4.83m)
A useful additional reception area featuring wood-effect flooring, single radiator, a range of UPVC double glazed windows providing views across the rear garden and double opening doors leading directly outside. Further features include a polycarbonate roof, plumbing for washing machine, space for tumble dryer and separate television point.

Ground Floor Cloakroom
Wood-effect flooring and fitted suite comprising low-level flush WC and corner hand wash basin with mixer tap. UPVC double glazed obscure glass window and skimmed ceiling with inset spotlights.



First Floor Landing
9′ 3″ x 7′ 9″ (2.82m x 2.36m)
Carpeted flooring, access to loft space via hatch with drop-down ladder, smoke detector, skimmed ceiling, UPVC double glazed window and doors providing access to all first floor rooms. follow.

Bedroom One
15′ 4″ x 10′ 11″ (4.67m x 3.33m)
Stripped and painted original wooden flooring, single radiator, UPVC double glazed bay window, picture rail and skimmed ceiling.

Bedroom Two
13′ 1″ x 9′ 5″ (3.99m x 2.87m)
Stripped and painted original wooden flooring, television point, picture rail, UPVC double glazed window and skimmed ceiling.

Bedroom Three
8′ 6″ x 7′ 9″ (2.59m x 2.36m)
Stripped and painted original wooden flooring, single radiator, television point, various power points, UPVC double glazed window, picture rail and skimmed ceiling.

Home Office / Bedroom Four
7′ 3″ x 9′ 3″ (2.21m x 2.82m)
Versatile fourth bedroom, equally suitable for use as a home office, featuring stripped original wooden flooring, single radiator, UPVC double glazed window, skimmed ceiling and fitted storage cupboard with various recessed shelving units.

Family Bathroom
7′ 8″ x 6′ 6″ (2.34m x 1.98m)
Fully tiled walls and tiled flooring. Fitted suite comprising corner bath with mains-fed power shower over, low-level flush WC and hand wash basin with mixer tap. Chrome ladder-style heated towel rail, vanity unit with mirrored frontage, UPVC double glazed obscure glass window and skimmed ceiling with coving and inset spotlights.

Council Tax
Council Tax Band D



GARDEN

Patio area stepping onto large lawned area having various chipstone borders, with flowers & shrubs, two timber built storage sheds, gated side access, water butt, fence & wall enclosed.

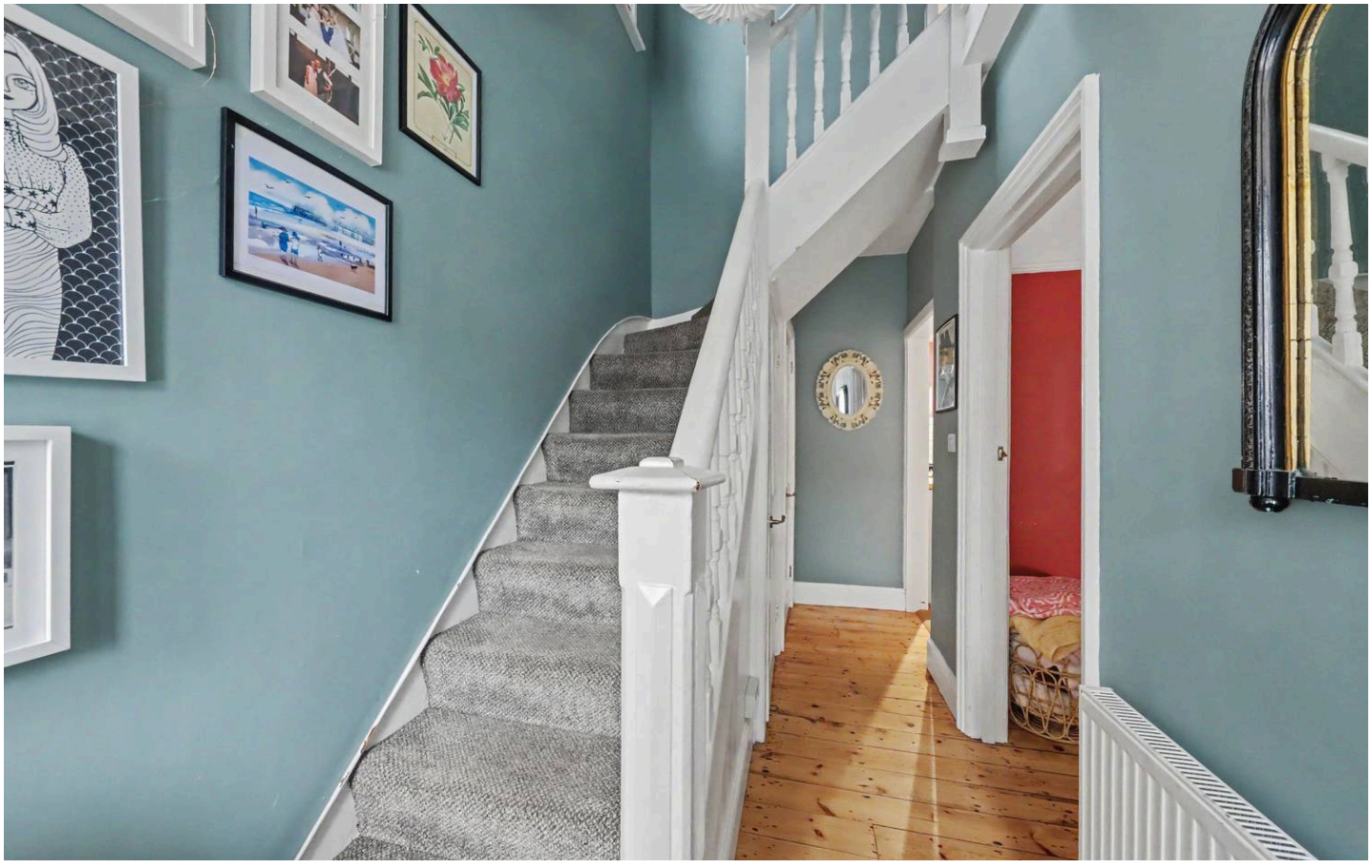
FRONT GARDEN

Mainly laid to block paved driveway offering off street parking for two vehicles, various shingle borders having shrubs & plants, gated side access.

OFF STREET

2 Parking Spaces

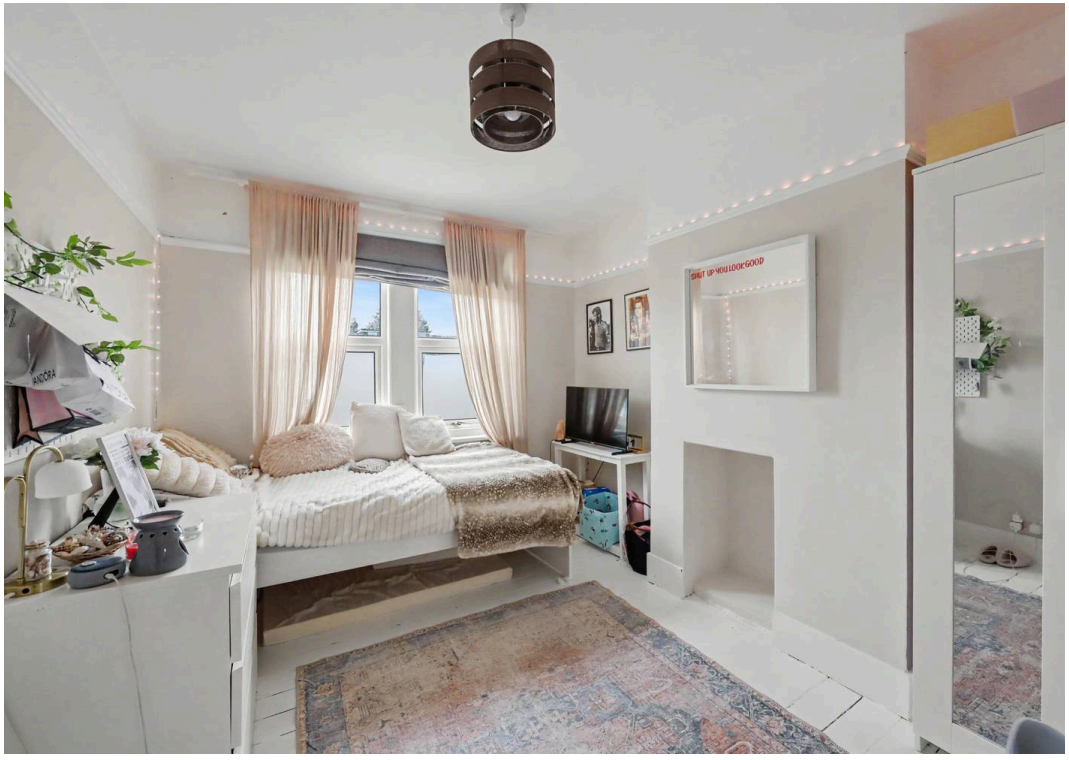
Off street parking for two vehicles

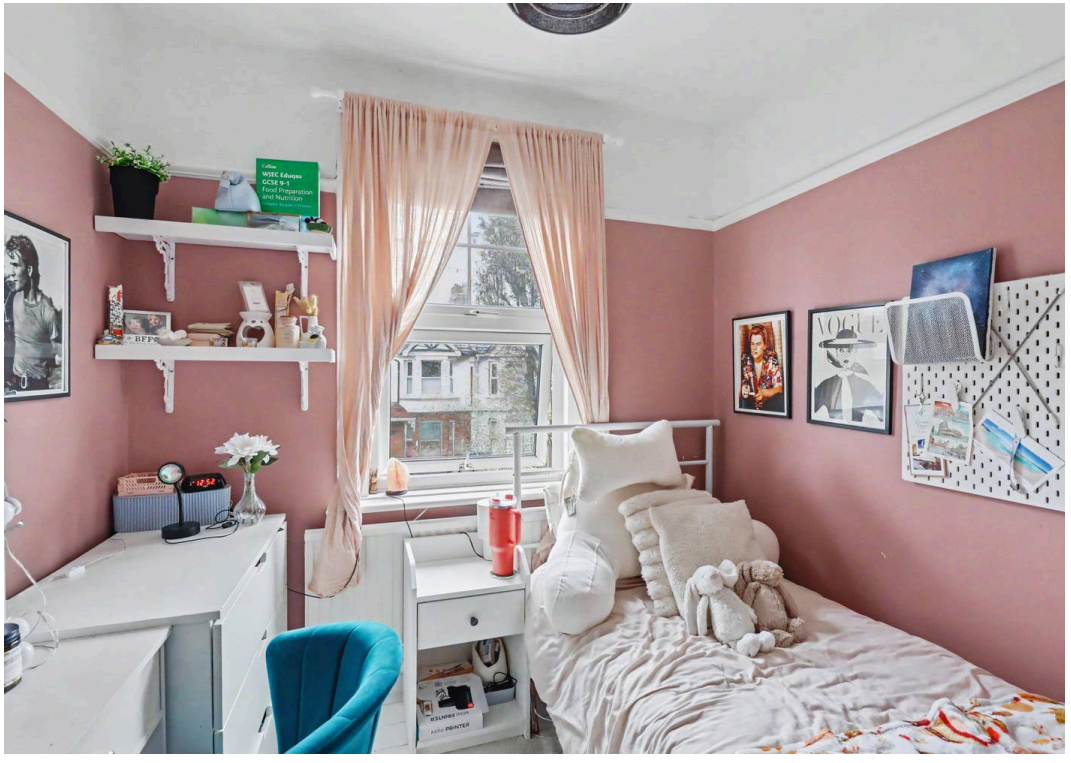










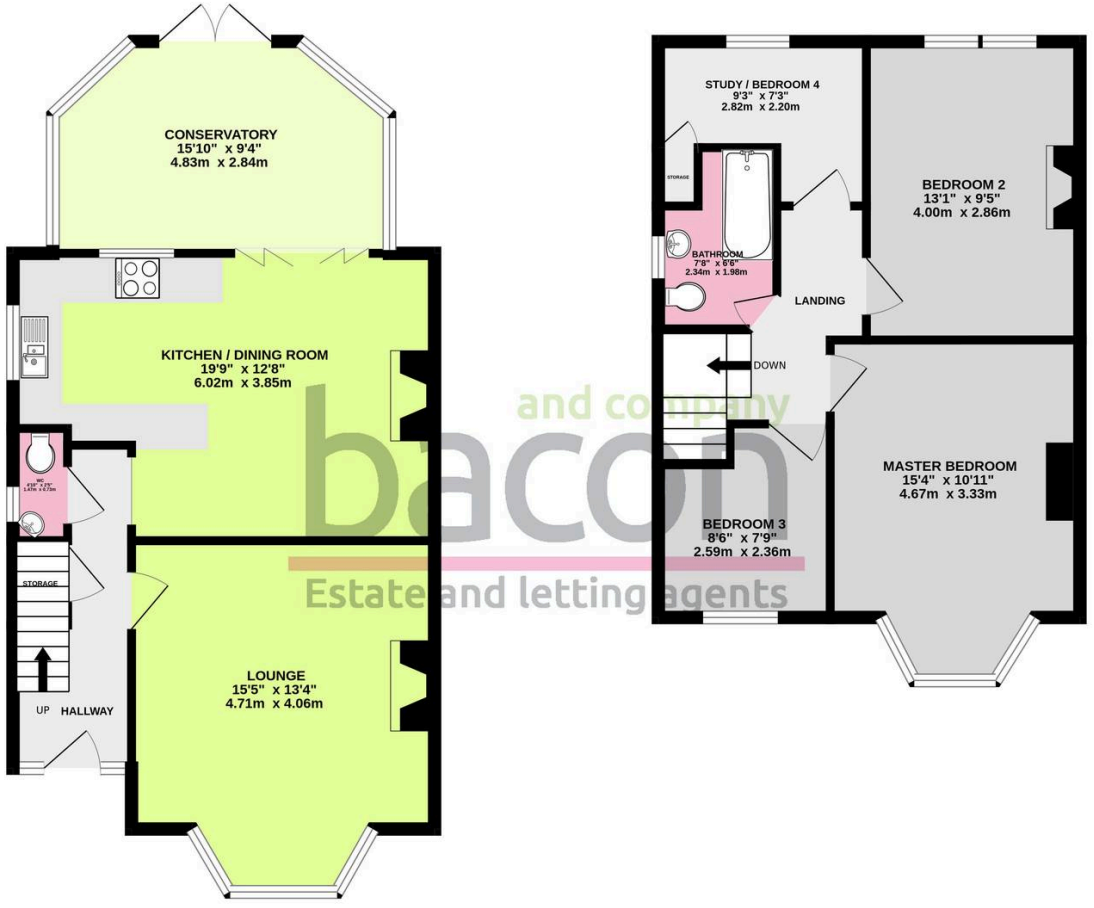



ARCTIC MONKEYS



GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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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