JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958282
e: salesenquiries@jamesandjamesea.co.uk
70 | Broadwater Street West | Worthing | BN14 9DW

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# 37 Sheridan Road

Broadwater, Worthing, BN14 8EU

Guide price £450,000

Freehold Council Tax Band C

3 1 2 D

A superb Wilmore Phillips three bedroom family home, situated in this popular residential area.

In brief, the accommodation comprises double glazed front door with decorative stained glassed insert into a double aspect hall with under stairs storage cupboard, half bay lounge with focal fireplace, dining room with French doors, and casement windows opening onto the feature rear garden. There is a modern fitted kitchen with under stairs storage cupboard, with integrated oven, hob and extractor fan, space for additional appliances, also being double aspect with a personal door to the rear garden. The first floor landing, gives access to the loft space via pull down ladder, and there are three good sized bedrooms, a modern family bathroom and a separate WC.

Externally, there is a brick block paved driveway providing off-road parking with beautiful floral borders. The rear garden is a particular feature of the property with areas of patio, lawn, maturing tree and shrub lined borders, timber shed, and a vegetable patch. Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Sheridan Road, the property is ideally located close to schools and Broadwater village shops, which cater for everyday needs Worthing town centre, with its more comprehensive range of pedestrianised shopping facilities, bars, and restaurants, is approximately two miles distant.

## Double glazed front door into entrance hall
## 12'3 x 6'0 (3.73m x 1.83m)

Lounge with focal fireplace
12'10 x 14'8 (3.91m x 4.47m)

Dining room with French doors onto rear garden
13'5 x 10'5 (4.09m x 3.18m)

Kitchen
11'9 x 7'6 (3.58m x 2.29m)

Stairs to first floor landing with access to loft

Bedroom one
12'1" x 11'3" (3.7m x 3.45m)

Bedroom two
11'9" x 10'7" (3.6m x 3.25m)

Bedroom three with oriel bay window
8'7 x 7'1 (2.62m x 2.16m)

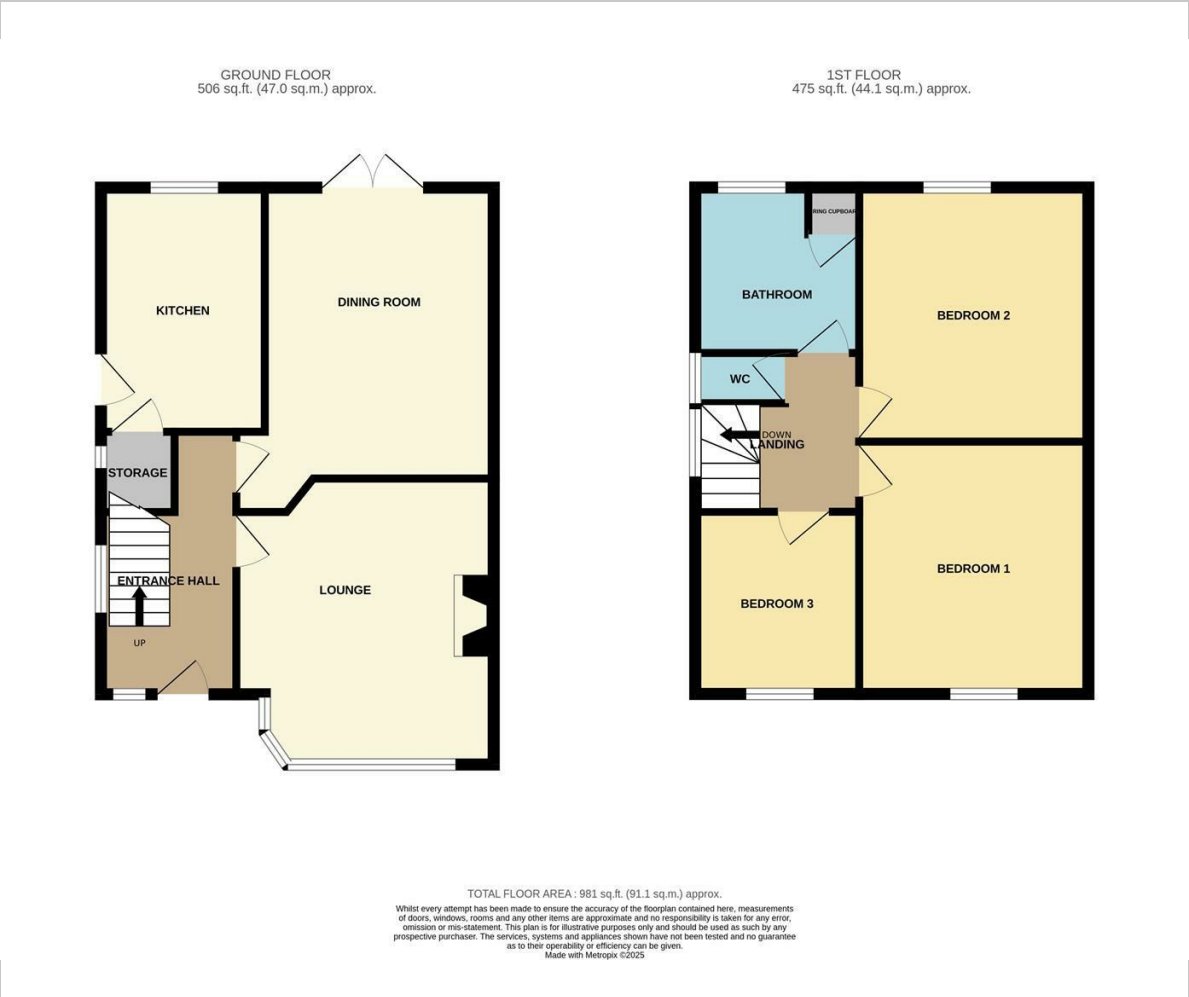
Modern fitted bathroom
7'7 x 6'1 (2.31m x 1.85m)

Separate w/c

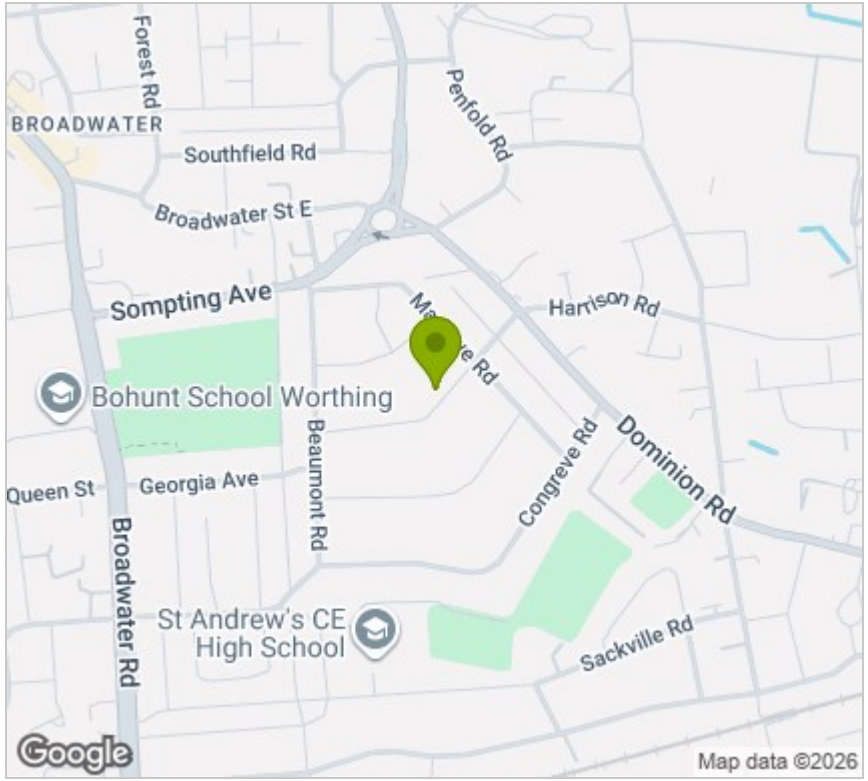
Off road parking laid to brick block paving

Feature rear garden

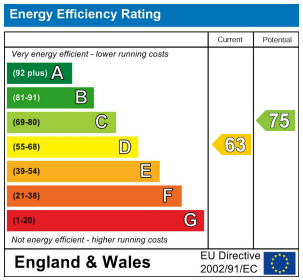
## Floor Plan

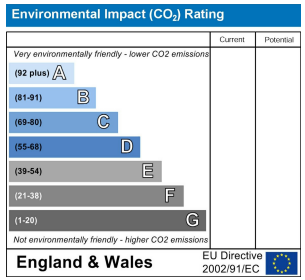



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

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**All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.**