



**Sheridan Road, Worthing, BN14 8ET**

Guide Price **£650,000**



**Property Type:** Semi Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** D

- Extended Semi Detached Family Home
- Four Bedrooms
- Ground Floor W/C
- Very Well Presented Throughout
- Substantial Rear Extension With Open Plan Kitchen/Diner
- Two Contemporary Bathroom Suites
- Dual Aspect Loft Conversion
- Close To Local Shops, Amenities & Mainline Train Station
- Large South Facing Rear Garden
- Ample Off Road Parking

We are delighted to offer for sale this extremely well presented and rarely available semi detached family home, situated in the highly sought after area of Broadwater close to local shops, amenities, schools and mainline train station. The property boasts four generously sized bedrooms, a large open plan kitchen/diner with separate living room, ground floor w/c, two contemporary bathroom suites, substantial south facing rear garden and ample off road parking.





**Internal** The covered front door opens into a welcoming entrance hall, providing access to all ground-floor rooms, stairs rising to the first floor, and a convenient area for hanging coats and storing shoes. Positioned at the front of the property is the bay-fronted living room, which is separate from the open-plan space and features a log burner, creating a cosy snug during the winter months. Situated at the rear of the property and measuring a substantial 17'2" x 30'1", is the open-plan kitchen/diner. This space has been thoughtfully designed to serve as the home's main entertaining hub. The kitchen features a range of blue floor-mounted units paired with white gloss wall units, along with integrated appliances including an oven, microwave, dishwasher, fridge-freezer, and an induction hob situated on the island. The island has been strategically positioned at the edge of where living room furniture would sit, allowing you to cook while comfortably chatting with guests. The extension benefits from a self-cleaning glass roof, maximising the south-facing aspect and providing ample space for large living or dining room furniture. The ground-floor W/C includes a toilet and hand wash basin, as well as a cupboard discreetly housing the washing machine. To the first floor are three bedrooms: two generous doubles and a third that accommodates a large single bed or can be set up as a home office. The principal family bathroom is also located on this floor and features a contemporary four-piece suite, including a walk-in shower, bath, toilet, and floating hand wash basin. The second floor comprises the main bedroom, measuring 10'2" x 20'6", along with an en suite. This bedroom benefits from dual-aspect views and access to eaves storage cupboards. The en suite is fitted with a walk-in shower and a vanity unit incorporating a toilet and hand wash basin.



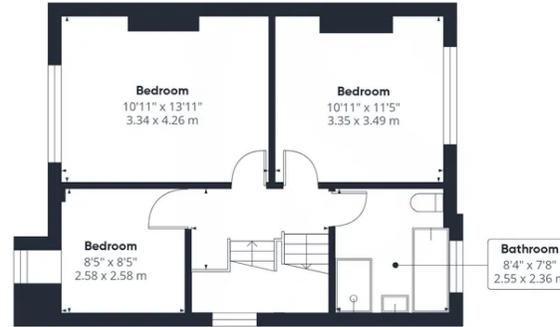
**External** To the front of this imposing home is a newly finished resin driveway, accessed via a dropped kerb and providing off road parking for multiple vehicles. The front is enclosed on both sides of the boundaries by hedged walls. The property boasts a substantial rear garden which faces south and has been cleverly designed to allow for different areas of usage. The top of the garden has a curved decked area with a pergola for outdoor seating, the bottom of the garden also has a raised decked area giving an ideal spot to host a BBQ, with the rest of the garden being laid to lawn and all enclosed with fences lining both boundaries.

**Situated** Positioned in this extremely desirable road in the Willmore Phillips district of Broadwater, this family home is approximately 0.7 miles to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. East Worthing and Worthing mainline train stations are both approximately half a mile away. Bus services run nearby and is positioned within a good school catchment area. Offering easy access to the A27 and A24, this accessible and convenient location is highly desirable.

**Council Tax Band D**



Ground Floor



Floor 1



Floor 2



Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.