



11B Ardsheal Road, Worthing, BN14 7RN  
Guide Price £350,000



Nestled in the charming area of Broadwater, this delightful Semi-Detached house on Ardsheal Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The single reception room provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features a practical bathroom, ensuring that daily routines are both efficient and comfortable. The layout of the property maximises space, allowing for a functional living environment that caters to modern lifestyles.

Situated in a friendly neighbourhood, residents will benefit from the local amenities that Broadwater has to offer, including shops, schools, and parks, all within easy reach.

- Semi-Detached Family Home
- Broadwater Village Location
- Modern Build
- Arranged Over Three Floors
- En-Suite To Master Bedroom
- Open Plan Kitchen / Lounge
- Private Rear Courtyard Garden
- Ground Floor W/C
- Modern Fitted Family Bathroom
- No On-Going Chain





### Entrance Hallway

6.05m x 2.16m (19'10 x 7'1)

Carpeted flooring, two radiators, double glazed window, skimmed ceiling with coving & spotlights, smoke detector.

### Lounge / Kitchen

6.65m x 2.82m (21'10 x 9'3)

Solid wooden flooring throughout.

Lounge area:

Radiator, television point, bi-folding doors leading to rear garden, skimmed ceiling with coving & spotlights.

Kitchen:

Roll edge laminate work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, inset oven with four ring electric hob above & extractor fan over, inset one & a half bowl stainless steel sink unit with mixer tap & single drainer, double glazed window, matching integrated dishwasher, matching cupboard housing Alpha boiler, breakfast bar area with seating for two, skimmed ceiling with coving & smoke detector.

### Ground Floor WC

2.59m x 0.89m (8'6 x 2'11)

Tiled flooring, radiator, low flush WC, space for tumble dryer, hand wash basin, double glazed window, extractor fan, skimmed ceiling with coving.

### First Floor Landing

3.30m x 2.16m (10'10 x 7'1)

Carpeted flooring, radiator, double glazed window, skimmed ceiling with coving & spotlights, smoke detector.

### Bedroom Two

4.47m x 2.82m (14'8 x 9'3)

Carpeted flooring, radiator, double glazed window, skimmed ceiling with coving & spotlights.

### Bedroom Three

2.59m x 2.46m (8'6 x 8'1)

Carpeted flooring, radiator, double glazed window, television point, skimmed ceiling with coving.

### Family Bathroom

2.79m x 1.65m (9'2 x 5'5)

Tiled flooring, panel enclosed bath with shower attachment over, hand wash basin with mixer tap, low flush WC, chrome ladder style heated towel rail, wall mounted mirror, double glazed obscured glass window, extractor fan, skimmed ceiling with coving & spotlights.

### Second Floor Landing

2.13m x 0.91m (7'4 x 3'1)

Carpeted flooring, fitted storage cupboard with hanging rail, skimmed ceiling with coving, spotlights, smoke detector.

### Master Bedroom

4.55m x 2.79m (14'11 x 9'2)

Carpeted flooring, radiator, double glazed window, access into eaves storage, skimmed ceiling with coving.

### En-Suite Shower Room

2.26m x 2.13m (7'5 x 7'4)

Tiled floor, fitted shower cubicle having an integrated power shower with rainforest fall shower head, low flush WC, hand wash basin with mixer tap & vanity unit below, chrome ladder style heated towel rail, obscured glass double glazed window, wall mounted mirror, part tiled walls, skimmed ceiling with coving, extractor fan, spotlights.

### Externally

#### Front

Mainly laid to chipstone, pathway leading to front door. Outside meter boxes.

#### Rear Garden

Laid to patio being fence & wall enclosed, wall mounted lights.

#### Parking

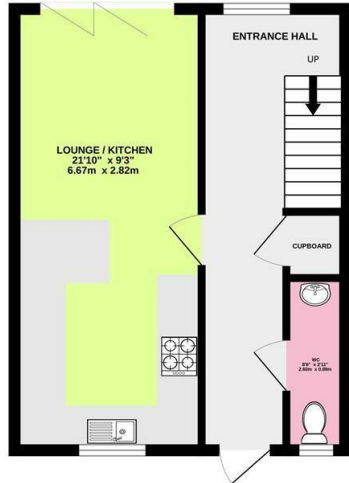
One allocated parking space.

#### Council Tax

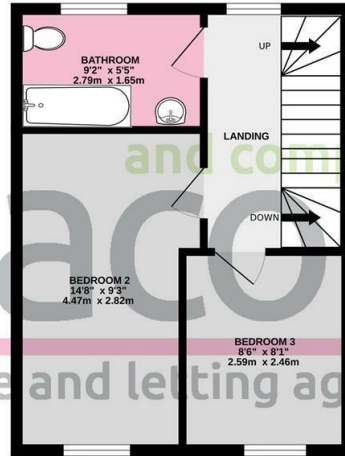
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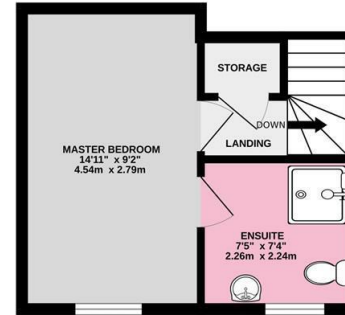
GROUND FLOOR  
 358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
 358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR  
 233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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