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TBC





We are delighted to offer this substantial and extended four/five bedroom mock Tudor detached family home, located in the highly sought-after Broadwater district of Worthing. Combining characterful period features with modern living spaces, this impressive residence provides versatile accommodation ideal for contemporary family life.

## Key Features

- Substantial and extended mock Tudor detached family home
- Four double bedrooms plus versatile fifth bedroom/office
- Impressive entrance hallway with period-style wood panelling
- Spacious lounge and superb open-plan kitchen/family room
- Modern kitchen with central island and ample storage
- Utility room with fitted shower and ground floor cloakroom
- Integral garage with roller door and eaves storage
- Landscaped rear garden with patios, pergola and summer house
- Block-paved carriage driveway providing ample off-road parking
- Council Tax Band F | EPC Rating TBC

## **Ground Floor**

Upon entering, you are greeted by an impressive hallway with period-style wood panelling, creating a warm and characterful first impression. The ground floor comprises a spacious lounge, ideal for relaxing and entertaining, and a versatile office/bedroom five, perfect for home working or guests, along with a convenient cloakroom.

The kitchen, fitted with a central island and ample storage, flows seamlessly into a generous family room, creating a superb open-plan living space that opens directly onto the rear garden. A utility room with fitted shower and internal access to the integral garage adds practical convenience.

## **First Floor**

The first floor offers four well-proportioned double bedrooms and a modern family bathroom with both a bath and separate shower.

## **Outside**

The rear garden features extensive stone patios ideal for entertaining, a hardstanding patio with hot tub provision, a covered pergola, and a timber summer house. Lawned areas are complemented by mature shrubs, bushes, and additional external power points.

The front garden offers a block-paved carriage driveway with ample parking, enhanced by mature shrubs, trees, and a striking palm tree, creating an impressive approach.



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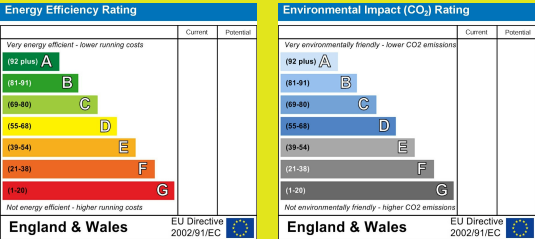
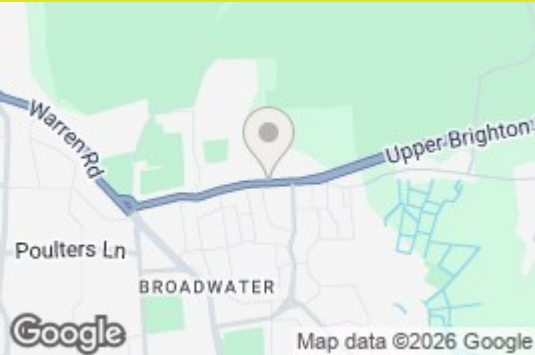


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Floor Plan Upper Brighton Road



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