



Clarendon Road, Worthing, BN14 8PU

£415,000



Property Type: Terraced House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Council Tax Band: C

- Mid-Terraced Family Home
- Four Bedrooms
- Open Plan Kitchen/Diner
- Modern Fitted Kitchen
- Contemporary Bathroom Suite's
- Well Presented Throughout
- Close To Local Shops, Amenities & Train Station
- Off Street Parking
- Good School Catchment
- Vendor Suited

We are delighted to offer for sale this well presented and spacious extended mid terraced home, situated in the highly sought after location of Broadwater close to local shops, amenities and train station. The property boasts four bedrooms, an extra office space, open plan kitchen diner, south facing living room, contemporary bathroom suite's, low maintenance rear garden, off road parking to the front and the vendor is suited with an onward purchase.





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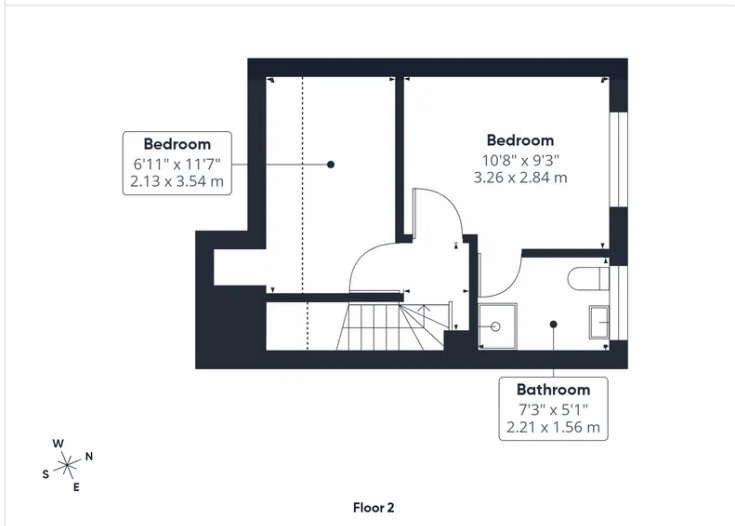
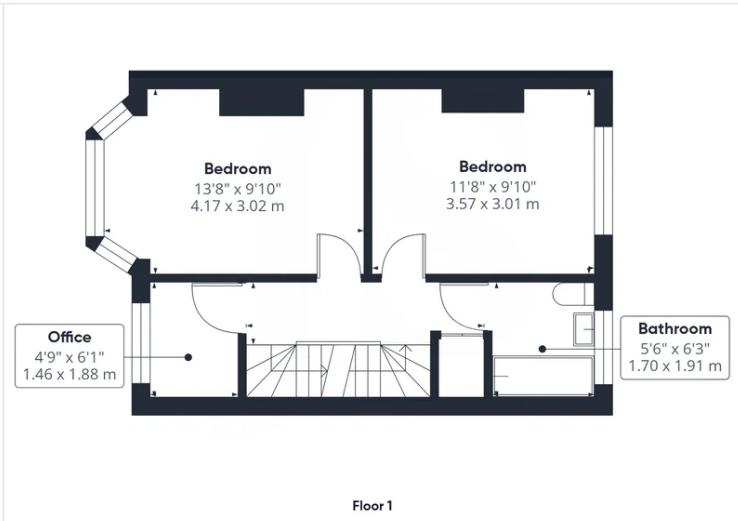
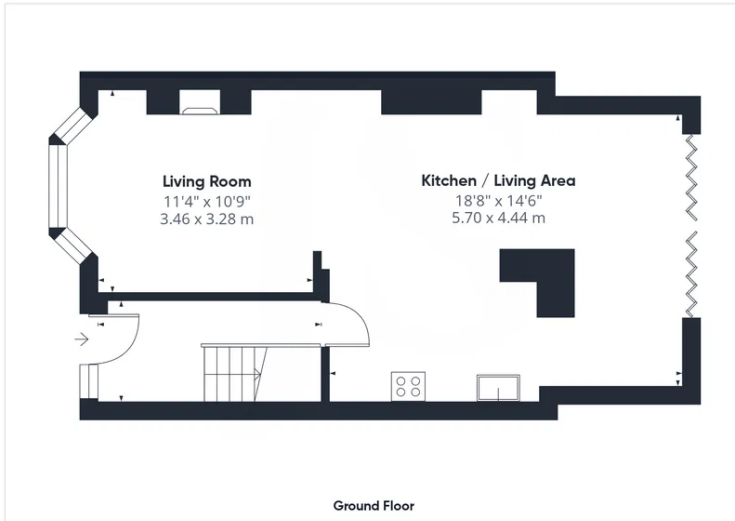
Internal A useful storm porch welcomes you at the front of the property, providing a practical space for storing shoes and hanging coats before entering the home. The ground floor has been thoughtfully opened up to create a flowing, open-plan layout while still maintaining a sense of distinct areas through clever design. At the front, the bay-fronted living room comfortably accommodates a full suite of furniture and benefits from a southerly aspect, allowing natural light to pour in throughout the day. To the rear, the property opens into a spacious kitchen/dining area, forming the true heart of the home and an ideal space for entertaining. The kitchen features a central island that subtly separates the dining area and is fitted with a range of sleek white gloss wall and base units. Beyond this, an extension provides an additional reception space, enhanced by a skylight and bi-folding doors that open out onto the rear garden. The first floor comprises two well-proportioned double bedrooms and a family bathroom, fitted with a contemporary three-piece suite including a bath with shower overhead, WC, and wash hand basin. This floor also benefits from a separate area that is perfectly suited for use as a home office. The second floor offers two further bedrooms, with the principal bedroom enjoying the added luxury of an en-suite, complete with a shower, WC, and wash hand basin.

External The front of the property offers ample off road parking via a block paved driveway with a dropped kerb. The rear garden has been cleverly landscaped to maximize the low maintenance lifestyle, being predominantly laid with faux lawn, planted borders and a decked patio in which the bi folding doors open out onto.

Situated Positioned in this highly sought after and accessible location within easy reach of the A27 Upper Brighton Road and convenient access to neighbouring towns. Lyons Farm retail park, with its Sainsburys superstore and other outlets, is within half a mile, whilst Broadwater village centre is approximately three quarters of a mile away. The popular Bramber Primary School is only a short distance away.

Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.