JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



1 Broomfield Avenue, Worthing, BN14 7RY

Offers over £575,000 - £625,000

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DINNERS
DON'T
MICROWAVE
THEMSELVES







1 Broomfield Avenue

Worthing, BN14 7RY

- Semi Detached Family home
- Spacious Lounge Diner
- Family bathroom
- Front & Rear Gardens
- Viewing Recommended
- Three/Four Bedrooms
- Extended Kitchen Diner
- Utility Room & Ground Floor WC
- Private Drive
- Prime Broadwater Location

A beautifully presented and thoughtfully extended three/four bedroom family home, ideally situated in the heart of Broadwater Village, offering spacious and versatile accommodation perfectly suited to modern family living.

The property is approached via an inviting entrance hall which leads through to a generous open plan lounge and dining room, creating an excellent space for both everyday living and entertaining.

French doors open into the stunning extended kitchen and dining room, undoubtedly the heart of the home, featuring a stylish central island, a range of integrated appliances and ample space for family dining.

Doors provide direct access to the South facing rear garden, creating a seamless connection between the indoor and outdoor spaces. Completing the ground floor is a versatile bedroom/additional reception room, ideal for use as a home office, study, playroom or snug.

There is a also a ground floor WC and utility room.

To the first floor are three well proportioned bedrooms and a family bathroom.

Outside, the property benefits from a low maintenance south facing rear garden, perfect for relaxing and entertaining, together with a private driveway providing off road parking for several vehicles and store Room

Occupying a sought after position in the heart of Broadwater Village, this exceptional family home enjoys convenient access to local shops, well regarded schools, parks and transport links, making it an excellent choice for a wide range of buyers.



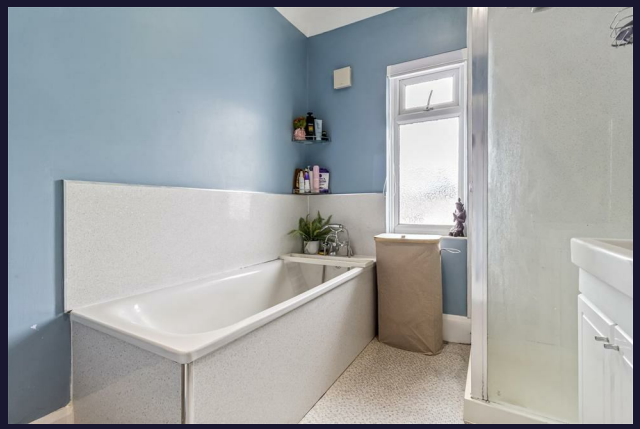


Entrance hall	
Sitting room	27'11 x 13'0 (8.51m x 3.96m)
Kitchen/diner	18'1 x 16'1 (5.51m x 4.90m)
Utility room	
Ground floor w/c	
Ground floor bedroom	14'4 x 7'5 (4.37m x 2.26m)
Stairs to first floor landing	
Bedroom	14'11 x 12 (4.55m x 3.66m)
Bedroom	12'1 x 11'11 (3.68m x 3.63m)
Bedroom	7'10 x 6'1 (2.39m x 1.85m)
Family bathroom	
Outside store	15'0 x 8'5 (4.57m x 2.57m)



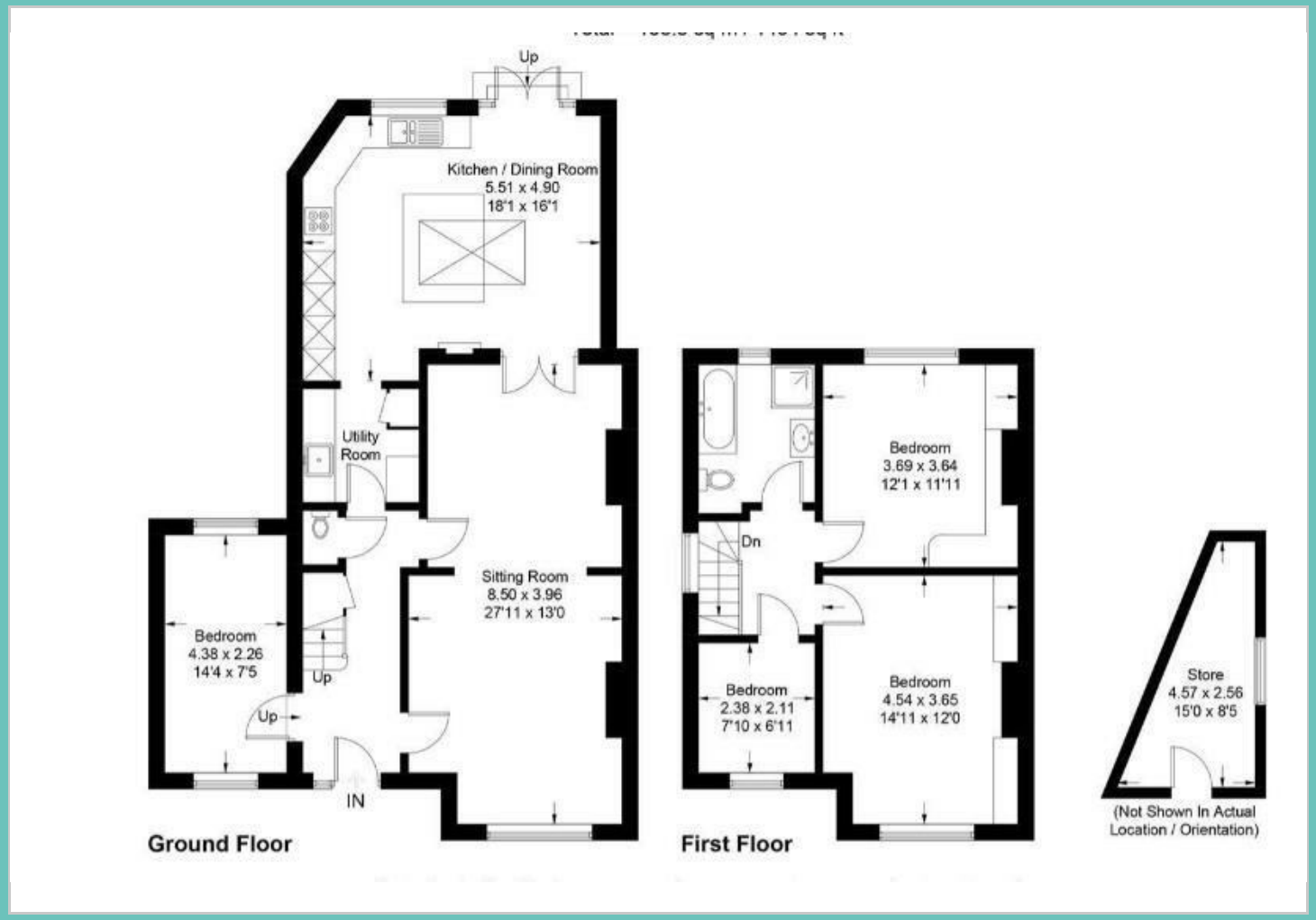




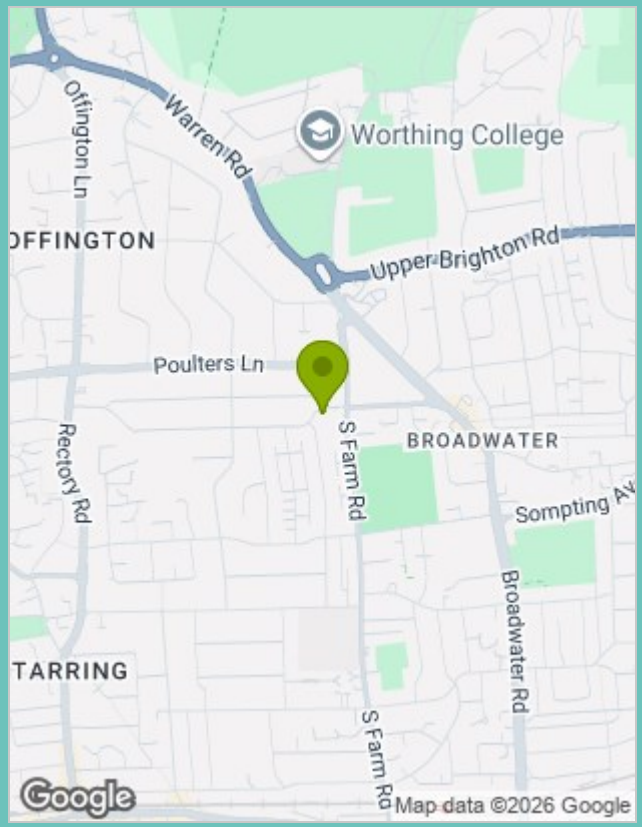




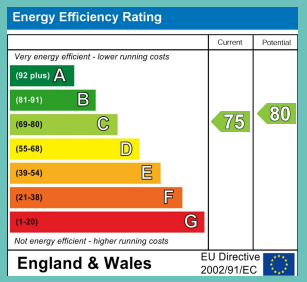
Floor Plans



Location Map



Energy Performance Graph



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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