

FOR
SALE



ALEXANDER
PHILIPS

Sompting Road, Worthing

Asking Price £350,000





Alexander Philips estate agents are delighted to present to the market this two/three-bedroom terraced house situated in the sought-after Broadwater Village, Worthing.

- **Two/three bedrooms**
- **Good size garden**
- **Direct access to the park**
- **Three reception rooms**
- **Broadwater village**



Alexander Philips are delighted to offer for sale this well-proportioned two/three-bedroom terraced home, in need of some modernisation but ideally situated in the highly sought-after Broadwater area. Offering spacious open-plan living, a generous east-facing garden, and direct access to Lyons Farm Park, this property is perfectly suited to families, first-time buyers, or those looking to enjoy a convenient and well-connected location.

Upon entering the property, you are welcomed by a porch and bright entrance hall with plenty of space for coats and shoes, along with useful understairs storage.

The ground floor features a spacious lounge with an attractive bay window, creating a light and inviting living area. This flows seamlessly into the dining area and fitted kitchen, providing an excellent space for both everyday living and entertaining. Double-glazed doors lead through to the generous conservatory, which enjoys views over the rear garden and provides an additional reception area.

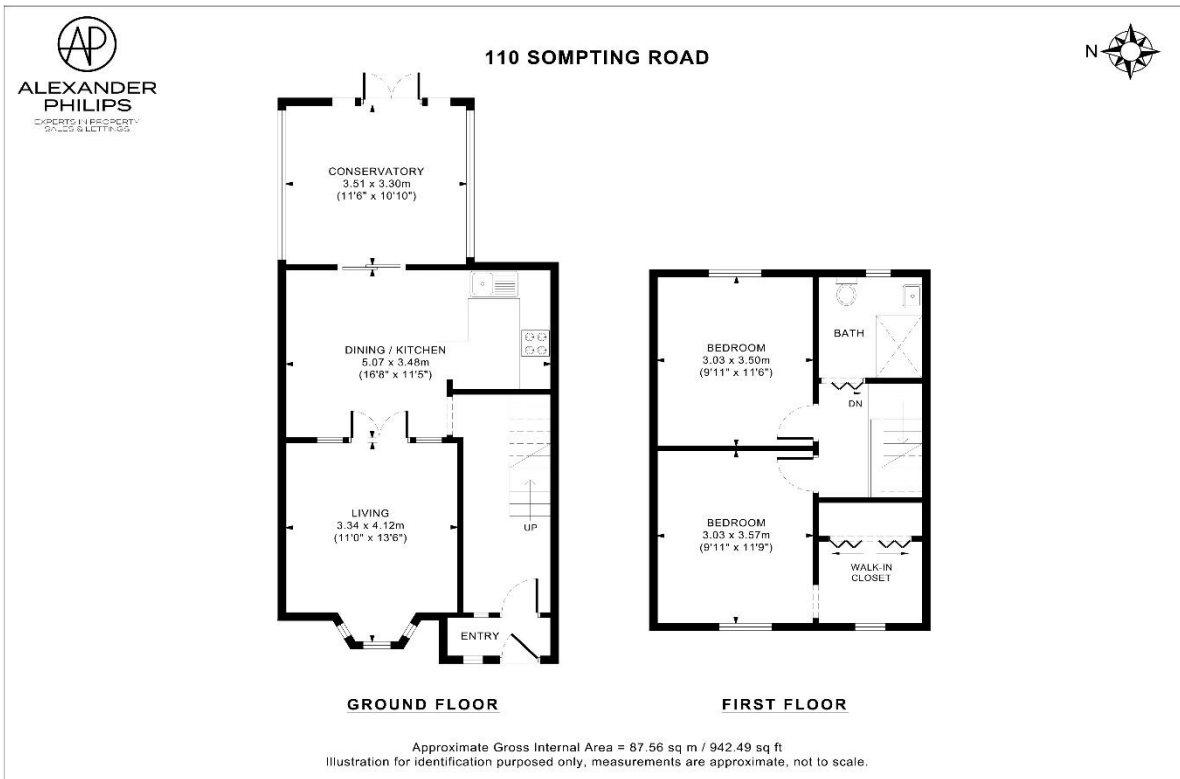
Outside, the east-facing rear garden is mainly laid to lawn with mature, planted borders and includes a garden shed. A rear gate provides direct access to Lyons Farm Park, offering an ideal setting for walks, outdoor activities, and family recreation.

The first floor comprises a modern shower room fitted with a walk-in shower cubicle, WC, and wash hand basin.

The principal bedroom is a spacious double room and benefits from an opening into the third bedroom, which offers flexibility as a nursery, home office, dressing room, or walk-in wardrobe. The second bedroom is another generous double, enjoying delightful views across the garden and adjoining park.

Location

Situated in the popular Broadwater area, the property is conveniently positioned close to the local shops, cafés, and amenities of Broadwater Street West, as well as the extensive retail facilities at Lyons Farm Retail Park. Excellent bus services provide easy access to Worthing town centre, with its comprehensive shopping, restaurants, seafront promenade, and mainline railway station offering services along the South Coast and into London. The area is also well served by highly regarded schools for all ages and a wide range of leisure and recreational facilities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.



**ALEXANDER
PHILIPS**

27 Broadwater St W, Worthing, West Sussex BN14 9BT

sales@alexanderphilips.co.uk

01903 228938

www.alexanderphilips.co.uk