



3



2



1



TBC





## Description

We are pleased to offer to the market this charming three-bedroom family home, ideally situated in the heart of Broadwater, with local amenities, supermarkets, parks, schools, bus routes, and the mainline railway station all within easy reach.

The property boasts a spacious lounge with bay window, separate dining room, and a fitted kitchen leading through to a bright conservatory overlooking the rear garden. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. Externally, the home benefits from a generous rear garden and off-road parking for two vehicles.

## Key Features

- Mid-terraced family home
- Conservatory with French doors to garden
- Off road parking
- EPC Rating TBC
- Three bedrooms
- Located in the heart of Broadwater
- Private enclosed rear garden
- Council Tax Band C



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co





### Entrance Hall

Front door, double glazed frosted window to front, radiator, under stairs cupboard, and picture rail.

### Kitchen

**3.67 x 1.94 (12'0" x 6'4")**

Fitted kitchen with range of wall and base units, tiled splashback, plumbing for washing machine, wall mounted combi boiler, sink and drainer, gas oven, and hob.

### Lounge

**4.30 (into bay) x 3.14 (14'1" into bay) x 10'3"**

Double glazed bay to front, TV point, radiator, picture rail, door to entrance hall, feature fireplace, and opening to:

### Dining Room

**3.66 x 3.02 (12'0" x 9'10")**

Double glazed window to rear, radiator, and door to kitchen.

### Conservatory

**4.42 x 2.32 (14'6" x 7'7")**

Brick base and uPVC construction with pitched roof, electric heater, double glazed windows to rear and both sides, and double glazed french doors to rear garden.

Stairs to:

### First Floor Landing

Access to boarded loft with ladder.

### Bedroom One

**3.64 x 3.14 (11'11" x 10'3")**

Double glazed window to front, radiator, picture rail, and feature fireplace.

### Bedroom Two

**3.68 x 3.01 (12'0" x 9'10")**

Double glazed window to rear, radiator, picture rail, and feature fireplace.

### Bedroom Three

**2.56 x 1.83 (8'4" x 6'0")**

Double glazed window to front, radiator, and picture rail.

### Bathroom

Double glazed frosted window to the rear, panel enclosed bath with shower over and built in storage space, single pedestal wash hand basin, low level flush WC, radiator, tiled floor, and part tiled walls.

### Rear Garden

Wall, fence and bush enclosed, brick built storage shed, patio area and mainly laid to lawn, large wooden storage shed, metal storage unit, gated rear access, flowerbeds to one side, and outside power.

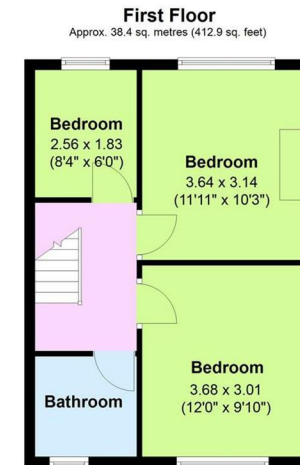
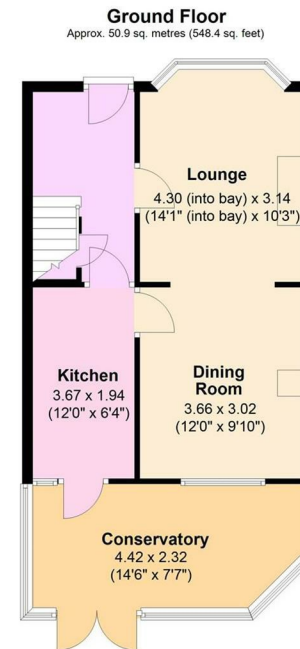
### Driveway

Parking for two vehicles.

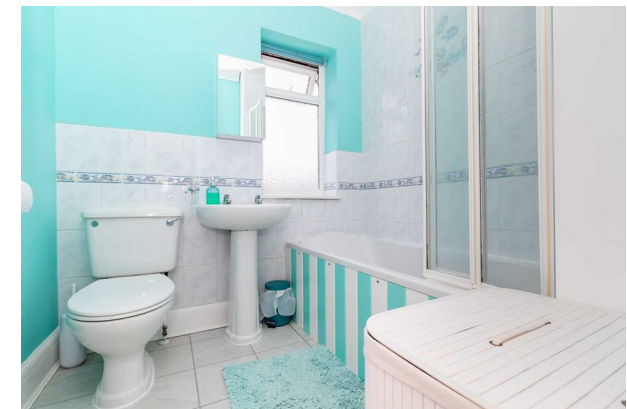




## Floor Plan Downlands Avenue



Total area: approx. 89.3 sq. metres (961.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(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>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co