Robert Luff & Co

Broadwater Street West, Worthing

Freehold - Asking Price £795,000

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We are delighted to offer this impressive modern Georgian-style family home, ideally situated in a highly sought-after Broadwater location, enjoying delightful views across Broadwater Green. Offering substantial and exceptionally versatile accommodation arranged over three floors, the property boasts five bedrooms, generous reception space, annexe potential, extensive off-road parking and an attractive enclosed rear garden. There is also exciting potential for a change of use, such as a fitness studio, Pilates, yoga or dance studio.

Key Features

- Impressive Five Bedroom Georgian-Style Family Home
- Highly Sought-After Broadwater Green Location
- Substantial Accommodation Arranged Over Three Floors
- Exceptional Orangery-Style Reception Room
- Spacious Open-Plan Kitchen/Dining/Family Room
- Ground Floor Bedroom With En-Suite Shower Room
- Annexe Potential With Independent Entrance
- Extensive Off-Road Parking For Numerous Vehicles
- Attractive Enclosed Rear Garden
- Potential for Change of Use, Subject to Necessary Planning Consents | Council Tax Band E | EPC Rating D

The ground floor comprises a welcoming entrance hall, an attractive lounge with feature fireplace opening into an exceptional orangery-style reception room. This impressive space offers tremendous flexibility and could be used for entertaining, a gymnasium, dance studio, wellness area with its own sauna and private entrance, or additional family living space, with direct access to the rear garden. There is also potential for a change of use, such as a nursery, subject to the necessary planning consents. A ground floor bedroom with en-suite shower room provides ideal guest accommodation or could be used as a further reception room.

The wonderful open-plan kitchen, dining and family room features a central island, ample space for appliances and doors opening onto the rear garden. A substantial separate utility room provides additional facilities and potential for reconfiguration.

A particular feature is the existing annexe-style accommodation, currently used as a home office/art studio, with potential for a small business. With a private entrance and its own cloakroom, this area offers the opportunity to create self-contained living accommodation, subject to any necessary consents, making the property particularly suitable for multigenerational living or those working from home.

Across the upper two floors are four generously sized double bedrooms and a modern family bathroom.

Outside, the property benefits from an impressive frontage with landscaped gardens and extensive off-road parking for numerous vehicles. The attractive enclosed Mediterranean-style rear garden is predominantly paved, offering an ideal space for outdoor entertaining and relaxation.

Broadwater Green is directly opposite, offering extensive recreational space, whilst Broadwater's popular shopping parade, local schools and bus routes are just a short distance away. The A24 and A27 are also easily accessible.











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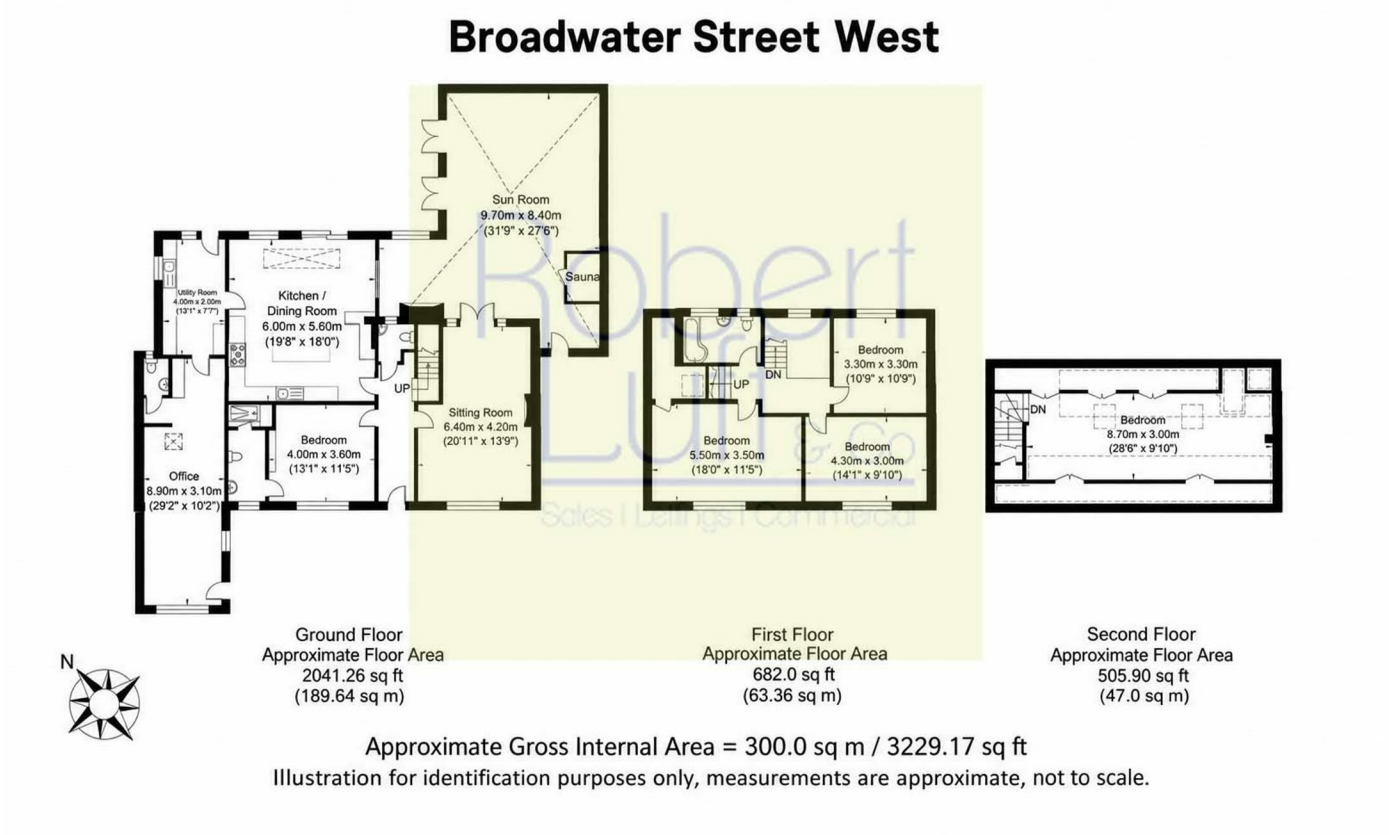


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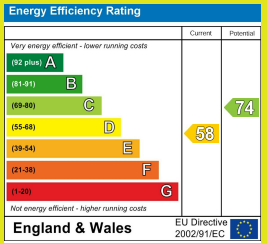
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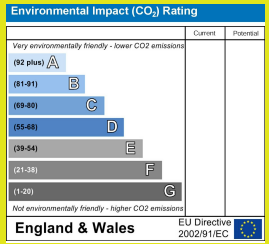
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Floor Plan Broadwater Street West









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.

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