



Broadwater Street West, Worthing, BN14 9DJ

Guide Price **£795,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: E

- Substantial Detached Family Home
- Excellent Decorative order Throughout
- Versatile & Flexible Living Space
- Four/Five Bedrooms
- Two Bathrooms & Two Ground Floor Cloakrooms
- Kitchen/Diner & Utility Room
- Substantial Office with Private Entrance
- Exceptional Orangery and Sauna
- Annex Potential
- Large Driveway for Multiple Vehicles

This charming detached home offers a warm and inviting atmosphere, perfect for families. With four to five spacious bedrooms, three reception rooms and spacious kitchen/diner the property provides flexible living arrangements to suit your needs.





INTERNAL

This substantial detached family home offers an impressive and flexible living space, perfect for modern family life. Boasting three generously sized reception rooms, this residence provides ample space for both formal entertaining and relaxed family gatherings. The highlight of the home is the feature kitchen/diner, designed for both functionality and style, ideal for cooking enthusiasts and social meals alike. The utility room adds to the convenience, offering additional storage and laundry space. A large orangery is spacious, sun lit, room with discreet air-conditioning system maintaining a year round comfortable temperature. Within the orangery, there is built in sound system and dedicated area featuring a fitted wooden sauna. With four to five well-proportioned bedrooms, this property ensures comfort and privacy for every member of the household. Whether you need extra space for a home office, guest room, or playroom, this versatile and flexible accommodation can adapt to your family's changing needs.

EXTERNAL

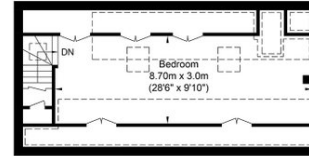
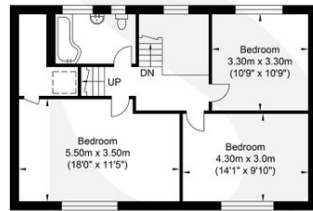
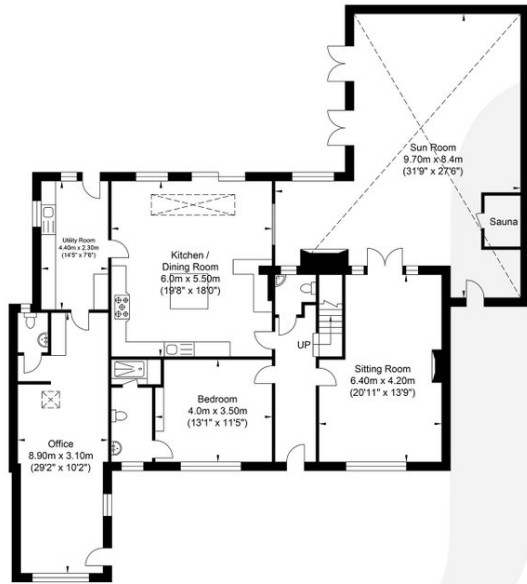
The expansive front garden is both welcoming and private, thanks to its well-established hedgerow and mature trees that create a natural screen from the outside world. This beautifully landscaped space features a large area laid out lawn, bordered by manicured plants and vibrant flower beds, offering a picturesque approach to the home. The block-paved driveway is both practical and spacious, providing ample parking for multiple vehicles. Its generous size makes it ideal for families or those who frequently entertain guests. The rear garden of this property is a secluded retreat, offering a peaceful and private outdoor space with a distinct Mediterranean feel. The area is beautifully paved, making it low-maintenance while providing ample room for outdoor furniture and entertaining.

SITUATED

In a highly desirable location, this substantial detached family home is not just a house but a home where memories are made. With Broadwater Green right outside the front gates, you have immediate access to lush green spaces, perfect for family outings and leisurely strolls. A short walk from the property are the local shops and charming cafes, this home offers the perfect blend of convenience and tranquility, making it an ideal setting for family life.



Broadwater Street West



Ground Floor
Approximate Floor Area
2041.26 sq ft
(189.64 sq m)

First Floor
Approximate Floor Area
682.0 sq ft
(63.36 sq m)

Second Floor
Approximate Floor Area
505.90 sq ft
(47.0 sq m)

Approximate Gross Internal Area = 300.0 sq m / 3229.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(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 property 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 our 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.