

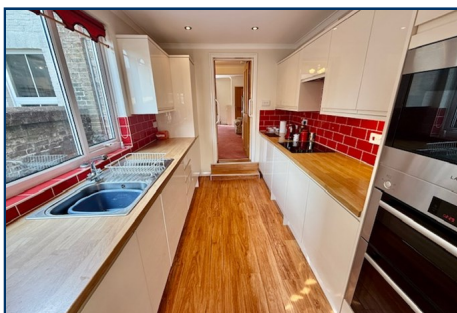


**IAN WATKINS**  
Estate Agents

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Southfield Road, Broadwater, Worthing, West Sussex, BN14 9EQ

## **A 2 BEDROOM OLDER STYLE COTTAGE WITH SUPERB SPACIOUS SHOWER ROOM**

- Two Bedrooms
- 22'9" Lounge/Dining Room
- Modern Fitted Kitchen/ Break Room
- Spacious Feature Shower Room
- Gas Heating
- Double Glazed
- Rear Garden
- Popular Broadwater Location

**£324,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this two bedroom cottage in the popular area of Broadwater, within walking distance of local shops, schools and bus services. The accommodation features spacious through lounge/dining room, modern fitted kitchen/breakfast room and spacious feature shower room/WC. Outside there is a rear garden and small front garden. Further features include gas heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

### DOUBLE GLAZED FRONT DOOR

With leaded light inserts to -

### ENTRANCE PORCH

Front door to -

### SPACIOUS THROUGH LOUNGE/DINING ROOM - 6.93m x 3.91m (22' 9" x 12' 10")

Double aspect with double glazed windows, two radiators, fireplace with fitted electric fire, coved and flat ceiling, understairs storage cupboard, door to -

### MODERN FITTED KITCHEN/BREAKFAST ROOM - 5.59m x 2.39m (18' 4" x 7' 10")

Excellent range of modern fitted units comprising inset single drainer stainless steel sink unit with mixer tap and cupboards under, roll top work surface either side with fitted washing machine, cupboard and drawer units, base level cupboards, tall pull out larder style unit, work top surface opposite with 4-ring hob, fitted oven, microwave, excellent range of base level cupboards and eye level drawers, part tiled walls, double glazed window, coved and flat ceiling with spotlights, arch to breakfast area which has space for table, radiator, fitted broom cupboard, space for tall fridge/freezer, double glazed windows and double glazed door giving access to the paved rear garden.

### STAIRS RISING FROM THE LOUNGE TO -

### SPLIT LEVEL LANDING

Hatch to roof space with pull down ladder, fitted shelved cupboard.

### BEDROOM ONE - 3.89m x 3.35m (12' 9" x 11')

Measurements include fitted range of full width wardrobes. South facing double glazed windows, radiator, coved and flat ceiling.

### BEDROOM TWO - 3.43m x 2.34m (11' 3" x 7' 8")

Double glazed window, radiator, fitted wardrobe, coved and flat

ceiling.

### SPACIOUS FEATURE SHOWER ROOM/WC - 3.23m x 2.34m (10' 7" x 7' 8")

Comprising double width shower cubicle with attractive tiled walls and shower unit, further part tiled walls to the rest of the shower room, heated towel rail, wash hand basin with drawers under, close coupled low level WC, cupboard housing Baxi gas fired boiler which supplies domestic hot water and central heating, frosted double glazed window, flat ceiling with spotlights.

### OUTSIDE

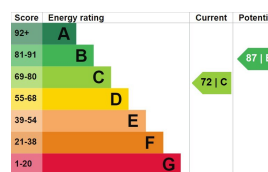
#### REAR GARDEN

Easy to maintain paved rear garden with garden shed, outside water tap, gate giving rear access.



#### FRONT

Small front garden with path to the front door.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.