



Livesay Crescent, Worthing, BN14 8AS

Offers Over **£425,000**



Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Detached Bungalow
- Two Double Bedrooms
- Full Width Sun Room
- Modern Fitted Kitchen
- Garage Located At The Rear
- Outdoor Garden Studio
- Ample Off Road Parking
- South Facing Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this rarely available and spacious detached bungalow situated in the highly sought after location of Broadwater, close to local shops, amenities and mainline train station. The property boasts two double bedrooms, living/dining room, modern fitted kitchen, fitted bathroom, full width sunroom, south facing rear garden, garage & studio at the rear, off road parking and sold with no ongoing chain.





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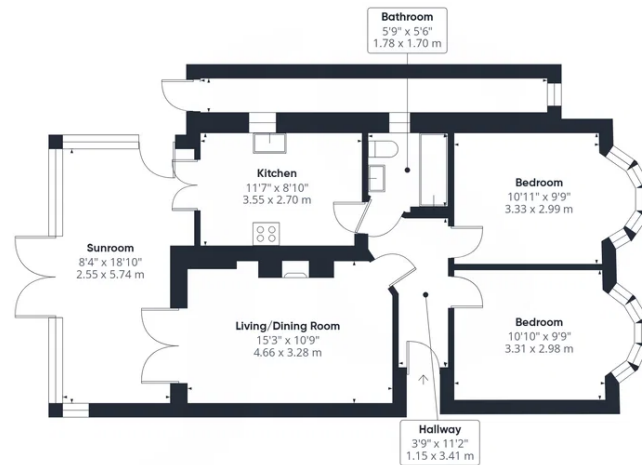
Internal The front door opens into an internal storm porch, which leads through to a welcoming hallway. At the front of the bungalow are two bay-fronted double bedrooms, measuring a generous 10'11" x 9'9" and 10'10" x 9'9". Both rooms comfortably accommodate large double beds along with a range of additional freestanding furniture. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, WC, and hand wash basin. The kitchen features a range of white gloss handleless wall and base units, with space and plumbing for several appliances including a washing machine, dishwasher, and large fridge freezer. Running parallel to the kitchen is the living/dining room, a versatile space that can be thoughtfully arranged to accommodate both lounge and dining furniture. Double doors open into the south-facing sun room, which spans the full width of the bungalow and measures an impressive 8'4" x 18'10". From here, there are panoramic views over the mature rear garden, along with access to the outdoor utility area.

External The front of the property has been paved to provide ample off-road parking, accessed via a dropped kerb. The south-facing rear garden is predominantly laid to lawn and features mature planted borders along the boundaries. A paved pathway leads to the studio and garage located at the bottom of the garden.

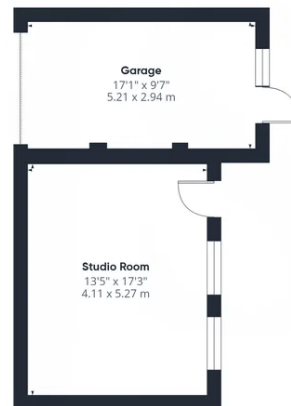
Situated in a highly sought-after residential location, this property enjoys the convenience of being just half a mile from Broadwater Village Centre, offering a range of local shops, cafes, and everyday amenities. Worthing Town Centre, with its extensive array of shopping facilities, restaurants, and leisure options, is also within approximately 0.5 miles, making this an ideal spot for those seeking both community charm and town centre access. For commuters and travellers, Worthing Central train station is located less than 0.5 miles away, providing excellent rail connections to Brighton, London, and beyond. Families will also appreciate the close proximity to well-regarded local schools catering to all age groups. In addition, regular bus services pass nearby, offering easy access to surrounding districts and the wider area. This well-connected location combines convenience, comfort, and lifestyle in equal measure.

Council Tax Band C





Ground Floor Building 1



Ground Floor Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 out properties 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 any 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.