



3



2



1



C





Key Features

- Beautifully presented and extended three-bedroom end of terrace home
- Sought-after location just yards from Broadwater Green
- Attractive mock Tudor frontage with strong kerb appeal
- Spacious kitchen/breakfast room with bi-fold doors to the garden
- West-facing rear garden with patio, lawn, and vegetable patch
- Variety of fruit trees including apple and plum
- Wealth of original features including fireplaces and stained glass
- Large pitched roof garage accessed via rear service road
- Excellent access to local shops, schools, transport links, and the A27
- Council Tax Band C | EPC Rating C

**** Guide Price £450,000 - £475,000 ****

We are delighted to offer this beautifully presented and extended three-bedroom end of terrace home, ideally situated just yards from the ever-popular Broadwater Green. Combining a wealth of original character features with stylish modern living, the property boasts a spacious kitchen/breakfast room opening onto a stunning west-facing garden, along with the rare benefit of a large pitched roof garage to the rear. The home also benefits from a strong energy rating and the added advantage of solar panels, enhancing its efficiency and appeal.

This attractive mock Tudor fronted three-bedroom end of terrace house is superbly positioned in one of Worthing's most sought-after locations, just moments from Broadwater Green. The green itself provides a wonderful community hub, hosting sports, events, and offering a village-like atmosphere, making this an ideal setting for families and professionals alike.

The property is also conveniently located close to local shopping parades, well-regarded schools, excellent bus routes, and offers easy access to the A27 for commuters.

Internally, the home offers a delightful blend of character and contemporary style. It retains a wealth of original features including attractive fireplaces, picture rails, period light switches, and charming stained glass windows, all of which add to its unique charm and appeal.

The accommodation has been thoughtfully extended to create a spacious and sociable kitchen/breakfast room, perfectly suited to modern living. This impressive space benefits from double glazed bi-fold doors opening directly onto the rear garden, allowing for an abundance of natural light and seamless indoor-outdoor living.

The west-facing rear garden is a particular highlight—beautifully maintained and well stocked, it offers a combination of lawn, patio seating areas, a vegetable patch, and a variety of fruit trees including apple and plum. There is also a timber-built shed with power, providing useful additional storage or workspace.

To the rear of the property, accessed via a service road, is a substantial oversized pitched roof garage with an up-and-over door, offering excellent storage, parking, or workshop potential.

This is a rare opportunity to acquire a characterful and well-appointed home in a prime position, perfectly balancing period features with modern convenience.



robertluff.co.uk

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

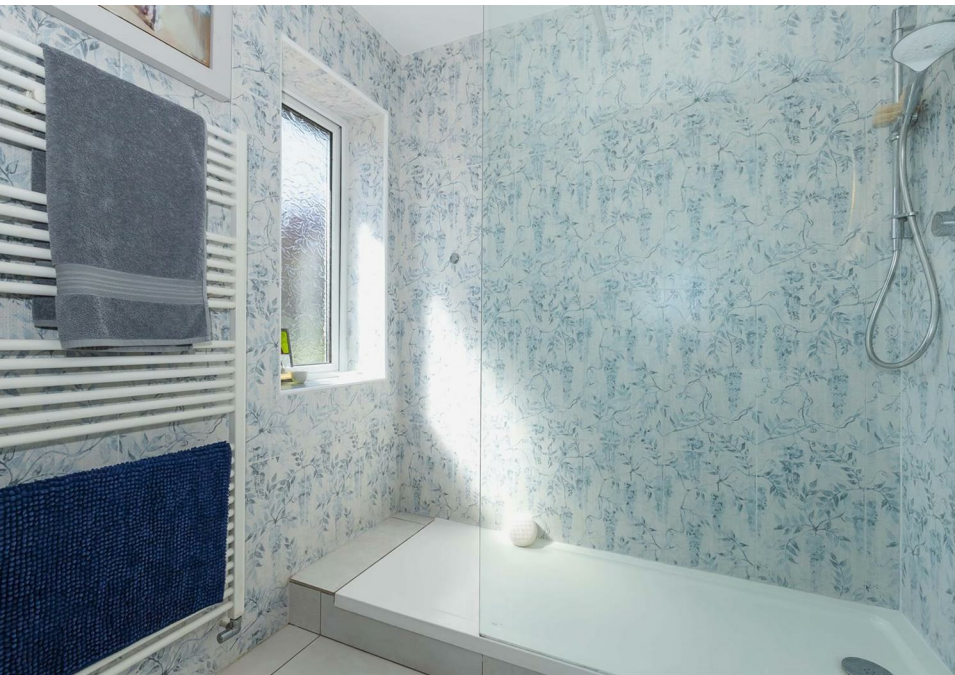
Robert
Luff & Co



robertluff.co.uk

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

Robert
Luff & Co



robertluff.co.uk

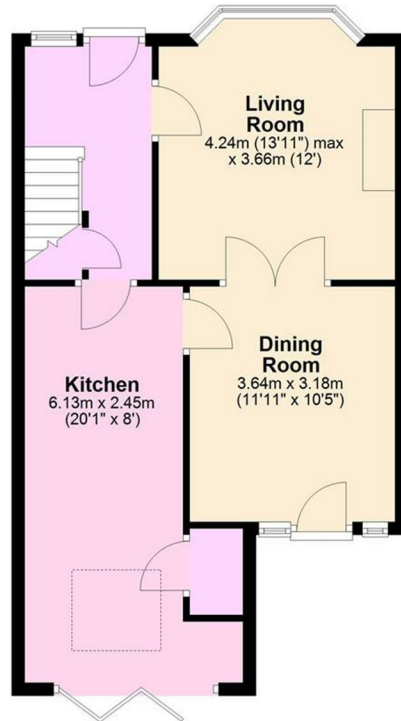
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

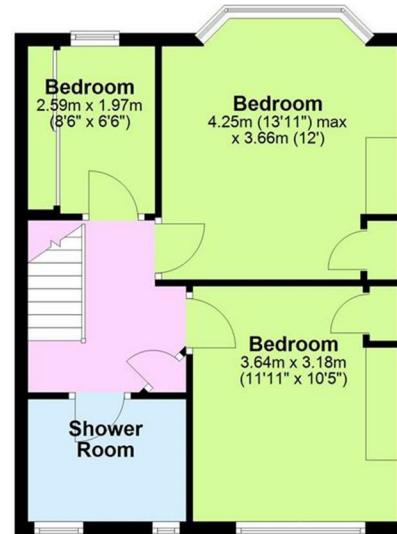
Floor Plan South Farm Road



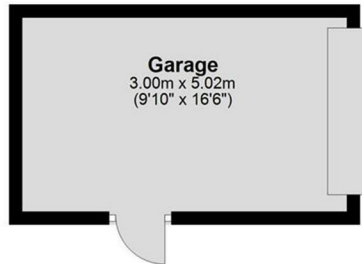
Ground Floor
Approx. 50.8 sq. metres (547.0 sq. feet)



First Floor
Approx. 42.4 sq. metres (456.8 sq. feet)



Ground Floor
Approx. 15.1 sq. metres (162.1 sq. feet)



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	
	74	82			
England & Wales			England & Wales		

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