



- THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- GAS HEATING AND DOUBLE GLAZING
- FEATURE COTTAGE STYLE GARDEN
- SCOPE FOR MODERNISATION
- NO ONGOING CHAIN



Northbrook Road
 Worthing BN14 8PW

**Guide Price £300,000
 to £320,000**

A spacious three bedroom family home in the popular Broadwater area within easy access to local primary, middle and secondary schools, local shops and mainline train station. Accommodation comprises 14ft lounge, separate 12ft dining room, kitchen, three first floor bedrooms and a shower room. Outside there is a delightful cottage style rear garden and a potential off road parking space to front. Internal viewing is strongly recommended to appreciate it fully. No ongoing chain.

Entrance Hall 15' 4" x 5' 5" (4.67m x 1.65m)

Leaded light double glazed front door. Leaded light double glazed window to the front. Under stairs storage cupboards. Double panel radiator.

Lounge 13' 9" x 10' 10" (4.19m x 3.30m)

Double glazed bay window to the front. Coal effect fireplace with stone surround, mantle and hearth. Double panel radiator.

Dining Room 12' 0" x 10' 0" (3.65m x 3.05m)

Double glazed door to the rear garden. Single panel radiator.

Kitchen 8' 6" x 7' 4" (2.59m x 2.23m)

Leaded light double glazed door to the rear garden. Two leaded light double glazed windows to the rear. Roll edge worktops with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards and glass fronted display cabinets. Four ring hob with extractor unit over. Fitted double oven. Space and plumbing for a washing machine. Space for a fridge.

First Floor Landing

Airing cupboard. Loft access.

Bedroom 1 13' 7" x 9' 0" to wardrobe front (4.14m x 2.74m)

Double glazed bay window to the front. Triple fitted wardrobes.

Bedroom 2 12' 0" x 10' 0" (3.65m x 3.05m)

Double glazed window to the rear. Fitted double wardrobe. Double panel radiator.

Bedroom 3 7' 2" x 6' 2" (2.18m x 1.88m)

Double glazed window to the front. Single panel radiator.

Shower Room 6' 2" x 6' 0" (1.88m x 1.83m)

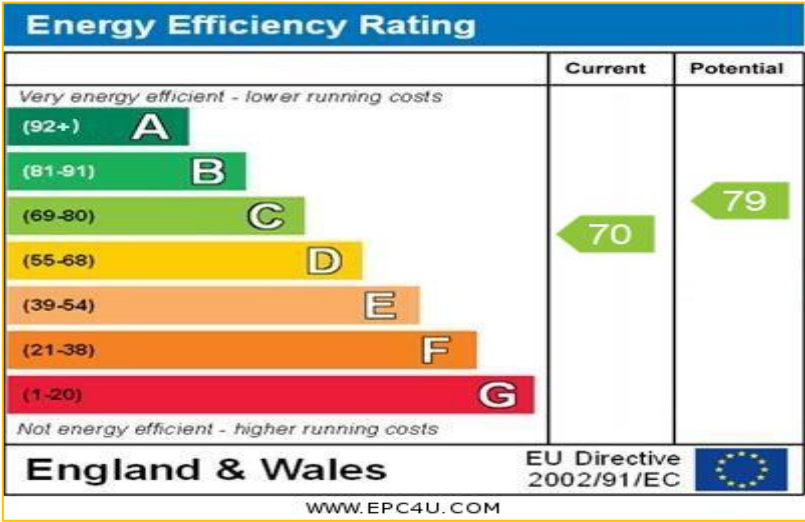
Double glazed window to the rear. Corner shower cubical with wall mounted controls. Wash hand basin with vanity cupboard below. Low level WC. Heated towel rail. Inset ceiling spot lights.

Rear Garden

A real feature of the property, this enclosed cottage style garden has many different features including a paved patio area, raised beds, a greenhouse and shed.

Front garden

Paved area giving potential for off road parking.



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Approximate Gross Internal Area = 78.9 sq m / 849 sq ft

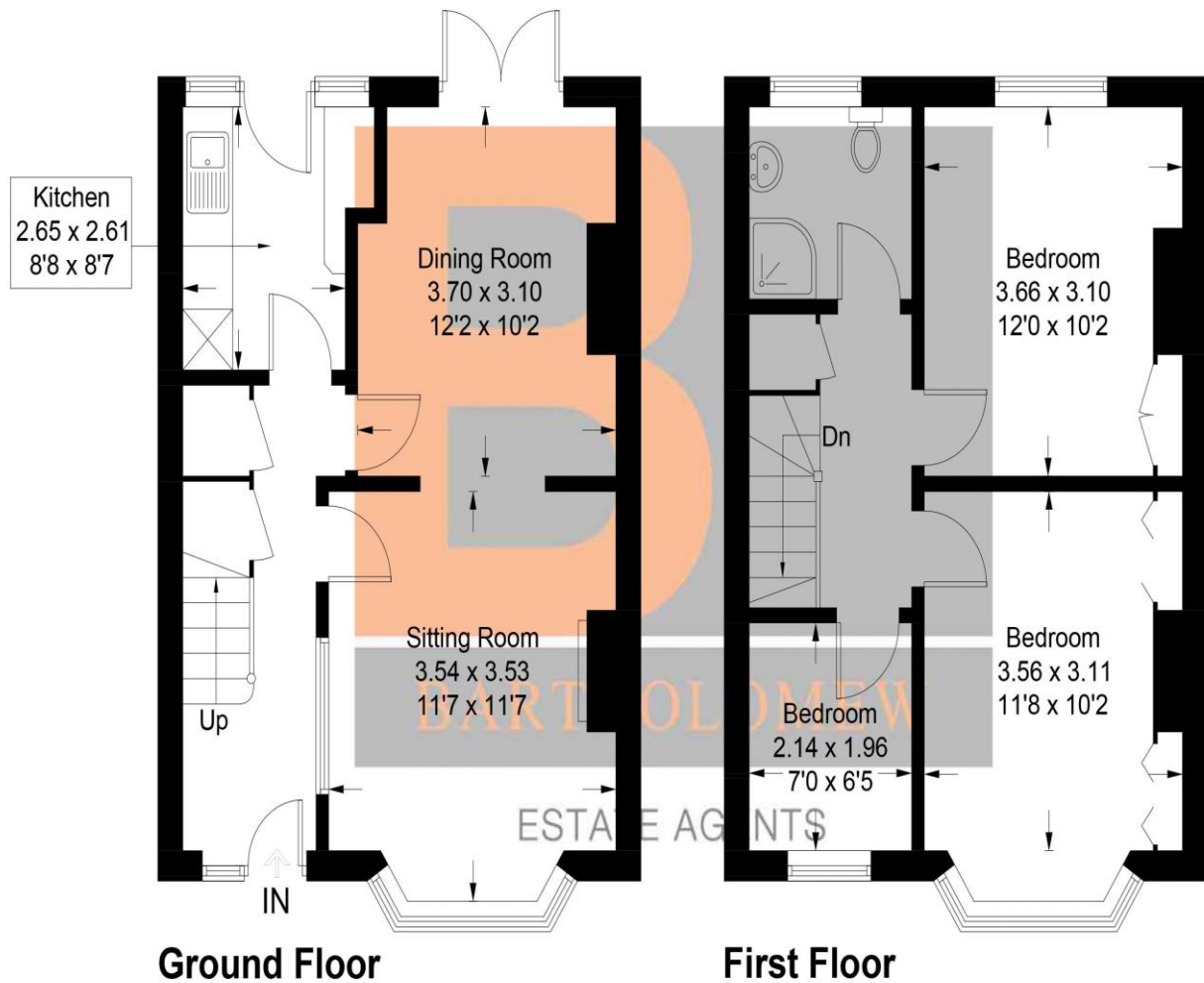


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traditional values modern thinking