

Freehold - Offers In Excess Of £775,000



5



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## Key Features

- Detached period family home set over three floors
- Five bedrooms, including two on the second floor with elevated views
- Two stylish family bathrooms plus a ground-floor shower and utility room
- Open-plan kitchen, family, and dining area with conservatory-style seating
- Study/fifth bedroom ideal for home working or guest accommodation
- West-facing landscaped rear garden with hot tub and space for outdoor dining
- Double garage with electric up-and-over door and versatile annex room above
- Attractive block-paved driveway with ample off-road parking
- Located close to Worthing Mainline Station and local schools
- Convenient access to Broadwater amenities, A24, and A27

## Property Overview

We are delighted to present this beautifully extended and much-loved detached period home, ideally situated in the highly sought-after Broadwater area of Worthing. Set over three spacious floors, this wonderful family residence has been thoughtfully adapted and extended by the current owners, who have enjoyed many years here, to create a versatile and welcoming home perfect for modern family life. The property combines period charm with contemporary living, providing an inviting space for both entertaining and relaxed family life.

## Accommodation

The ground floor offers a welcoming entrance porch leading to a spacious hallway. The main living room is cosy yet generous, featuring a charming fireplace and abundant natural light. Adjacent to the living area is a study or fifth bedroom, perfect as a home office, guest bedroom, or playroom. The heart of the home is the stunning open-plan kitchen, family, and dining room, which flows seamlessly into a conservatory-style seating area overlooking the garden. This versatile space is ideal for family gatherings or entertaining guests. Completing the ground floor is a practical shower room and utility area, combining modern facilities with functional storage.

On the first floor, there are two large double bedrooms, both full of character, and a family bathroom fitted with both a bath and a separate shower. The second floor features two further double bedrooms, offering elevated views and flexible use as guest rooms, studies, or teenage spaces. An additional stylish family bathroom with a modern suite serves this floor.

## Outside

The property benefits from an attractive block-paved driveway providing ample off-road parking. The rear garden is beautifully landscaped and west-facing, perfect for enjoying afternoon and evening sunshine. It includes a hot tub area, covered side storage, and plenty of space for outdoor dining and play. A large double garage with an electric up-and-over door provides secure parking, with stairs leading to a versatile annex room currently arranged as an office, playroom, or bedroom studio. This flexible space is ideal for home working, hobbies, or guest accommodation.

## Location

Situated on Beaumont Road in Broadwater, the home is perfectly positioned for convenient family living. It is just moments from Worthing Mainline Station, offering direct links to Brighton, London Victoria, and Gatwick Airport. Local schooling is excellent, with a range of first, middle, and high schools within easy reach. The property is also close to the shops, cafés, and amenities of Broadwater village, while the A24 and A27 provide convenient connections to surrounding towns and cities.



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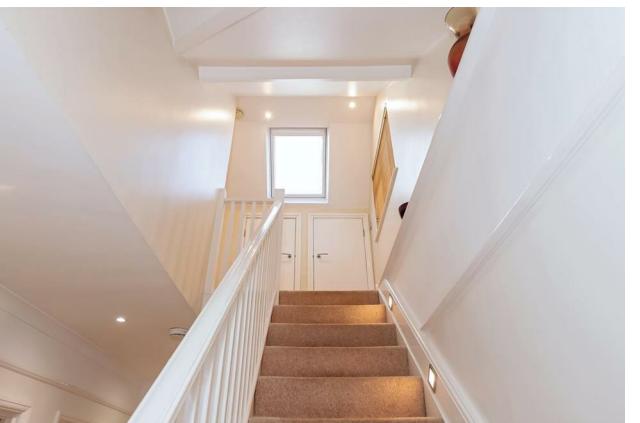
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## Floor Plan Beaumont Road



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus)	A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 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 <sub>2</sub> emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

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