



## Broadwater Street East, Worthing

Per Month  
£2,000 Per Month

- Stunning Three Bedroom Family Home - FURNISHED OPTION
- Modern Fitted Kitchen
- EPC Rating - B
- High Specification Finish
- Wood floors
- South Facing Rear Garden
- Newly Built 2018
- Off Road Parking for Two Cars
- Electric Car Charging Point
- VIEWING ESSENTIAL

Robert Luff and Co are delighted to offer to the market this STUNNING, mid terrace family home situated in the heart of the Broadwater area, close to local shopping facilities, schools, parks, bus routes and the mainline station. (Furniture optional)

Accommodation offers entrance hall, lounge, kitchen, THREE DOUBLE BEDROOMS and family bathroom. Other benefits include south facing rear garden, off-road parking for two cars and remainder of NHBC. Phillips Hue voice activated light system and Hive central heating system.

CAR PARKING SPACE WITH ELECTRIC CHARGING POINT.

B RATING EPC

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## Accommodation

### Entrance Hall

Double-glazed composite front door leading to:

### Lounge/Diner 24'8" x 16'1" (7.53 x 4.92)

Limed oak wood effect flooring. Two radiators. Contemporary vertical Radiator. Double-glazed door to rear garden. Phillip Hue lighting with voice activation. TV point. Understairs storage cupboard. Feature glass contemporary banister.

### Downstairs WC

Concealed system WC. Wash hand basin with mixer tap set into vanity unit. Heated towel rail. Downlighters.

### Kitchen 13'3" x 10'0" (4.05 x 3.07)

A range of matching base and wall units including pan drawers. Wood effect worktop incorporating a one and half bowl sink unit with mixer tap. Miele induction hob. Electric fan oven. Extractor fan. Integrated dishwasher. Cupboard enclosed boiler. Hot air floor heater. Wine rack. Integrated fridge/freezer. Down lights. Double-glazed window. Floor plinth lights. Refuse drawer. Integrated washing machine also tumble dryer. Double-glazed french door to garden.

### First Floor Landing

Stairs to first floor landing. Loft hatch (boarded area and with light) Two storage cupboards, (one with hanging space).

### Bedroom One 16'1" x 7'11" (4.92 x 2.42)

Two double-glazed bay window. Radiator. Down lights. Fitted wardrobe with hanging space and shelves.

### Bedroom Two 13'6" x 10'0" (4.13 x 3.07)

Double-glazed window. Radiator. Down lights. TV point.

### Bedroom Three 9'8" x 9'8" (2.95 x 2.95)

Double-glazed window. Radiator. TV point.

### Luxury Bathroom

Panel enclosed bath, with mixer tap and shower attachment. Wash hand basin with mixer taps, set into vanity unit. Fitted shower cubicle with rainfall head and separate shower attachment. Concealed system WC. Contemporary wood effect tiling and splash backs. Limed oak effect wood flooring. Heated towel rail. Bluetooth speaker.

### Outside

#### Rear Garden

Landscape south facing garden. Attractive lawn and enclosed decking area. Flower bed with a wide range of shrubs and trees, including a palm tree. Outside tap. Gate to access to side.

#### Front Garden

Off road parking for two cars. Electric charging point.



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# Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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