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TBC

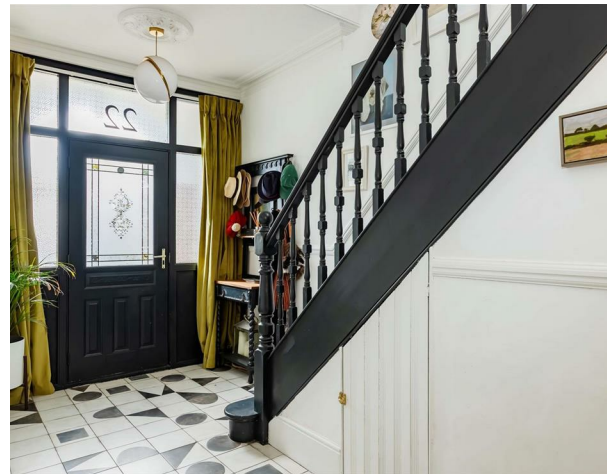


## Description

We are delighted to offer this spacious, well-proportioned and beautifully presented four double bedroom semi-detached house, ideally positioned in the heart of Broadwater. Conveniently located close to local shops, parks, bus routes, the mainline station, and excellent commuting links via the A24 and A27, this exceptional home has been extensively renovated to a high standard by the current owners, offering versatile accommodation with a superb flow throughout.

## Key Features

- Four spacious double bedrooms
- Beautifully presented throughout with high-quality finishes
- Stunning lounge with log burner and bespoke cabinetry
- Formal dining room with period features
- Contemporary extended kitchen/breakfast room/snug
- Ground floor shower room and utility space
- Enclosed private rear garden with seating area
- Driveway providing off-road parking
- Large boarded loft with potential for conversion (STPP)
- Council Tax Band D | EPC Rating TBC





A welcoming and spacious entrance hall sets the tone for this impressive home, featuring tiled flooring and useful under-stairs storage. To the front, the elegant lounge is a standout space, centred around a feature log burner with marble hearth, complemented by bespoke cabinetry and shelving. A large westerly aspect bay window with shutters allows for plenty of natural light, creating a warm and inviting atmosphere.

Flowing seamlessly from the lounge, the formal dining room offers an equally generous space, with the option to separate via folding doors. Retaining attractive period features including picture rails and a ceiling rose, this room also benefits from an original fireplace and large rear windows overlooking the garden, flooding the space with natural light.

Moving through the ground floor, a stylish and well-designed shower room doubles as a utility space, fitted with a rainfall shower, vanity unit, WC, heated towel rail, and space for laundry appliances.

To the rear, the property opens into a contemporary kitchen/breakfast room/snug, forming the heart of the home. Fitted with a range of high-specification appliances including Neff ovens, an induction hob, and ample storage and worktop space, this room also provides a flexible area for dining and relaxation. Double doors lead directly out to the garden, enhancing the sense of space and indoor-outdoor living.

Upstairs, the bright landing provides access to four well-proportioned double bedrooms. The principal bedroom enjoys a bay window, fitted wardrobes, decorative panelling, and shutters.



A further front bedroom offers flexibility as a guest room or home office. Another double bedroom features fitted wardrobes and characterful exposed floorboards, while the rear bedroom benefits from a dual aspect, allowing for an abundance of natural light.

The accommodation is completed by a beautifully re-fitted family bathroom, comprising a panel-enclosed bath with rainfall shower over, glass screen, vanity unit, WC, heated towel rail, and integrated storage.

A pull-down ladder provides access to a large boarded loft space, offering excellent storage and potential for further development, subject to the necessary consents.

Externally, the property benefits from a driveway providing off-road parking, along with an enclosed front garden bordered by mature trees and hedging. Side access leads to a private and landscaped rear garden, mainly laid to lawn with a secluded seating area and additional storage space, creating an ideal setting for outdoor entertaining and relaxation.





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

Robert  
Luff & Co



robertluff.co.uk

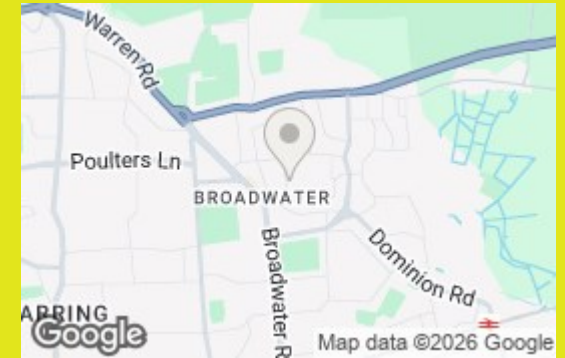
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# Floor Plan Forest Road



Total area: approx. 151.5 sq. metres (1630.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(20-34) <b>E</b>		
(21-38) <b>F</b>			(11-19) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co