

Freehold - Offers In Excess Of £435,000



2



4



2



## Description

We are delighted to offer to the market this extended mid terrace home situated in the heart of Broadwater, close to local shopping facilities, parks, schools, bus routes and mainline station.

Accommodation offers a spacious kitchen/breakfast room, a living/dining area, and five well-proportioned bedrooms. The master suite occupies the entire top floor and includes an en suite shower room. The property also benefits from a south facing garden, double glazing and gas fired central heating.

## Key Features

- Extended Mid-Terrace Family Home
- En Suite Shower Room
- Spacious Kitchen/Breakfast Room
- Master Bedroom with Juliet Balcony
- Gas Fired Central Heating
- Five Bedrooms
- Modern Family Bathroom
- Bi-Folding Doors onto South Facing Garden
- Double Glazing
- Council Tax Band B





**Entrance Hall**  
Double glazed door to front and radiator.

**Living/Dining Room**  
**6.71 (into bay) x 3.31 (22'0" (into bay) x 10'10")**  
Double glazed bay window to front with shutters, tv point, gas fireplace, two radiators, under stairs cupboard and phone point.

**Kitchen/Breakfast Room**  
**6.78 x 2.48 (22'2" x 8'1")**  
Two double glazed windows to side, fitted kitchen with a range of wall and base units, gas oven, five ring hob with cooker hood, integrated wine cooler, integrated fridge/freezer, space and plumbing for dishwasher, one and half bowl sink and drainer, tiled splash back,

cupboard housing combi boiler, space and plumbing for washing machine, skylight, double glazed window to side and bi-folding doors to the rear garden.

#### **First Floor Landing**

Stairs up to second floor.

#### **Bedroom Two**

**3.78 x 3.43 (into bay) (12'4" x 11'3" (into bay))**

Double glazed window to front with shutters, fitted wardrobes, tv point, feature fireplace and radiator.

#### **Bedroom Three**

**3.05 x 2.49 (10'0" x 8'2")**

Double glazed window to rear, radiator, fitted cupboard and feature fireplace.

#### **Bedroom Four**

**2.58 x 1.34 (8'5" x 4'4")**

Double glazed window to rear and radiator.

#### **Bathroom**

Double glazed frosted window to side, dual button WC, panel enclosed bath with shower over, part tiled walls, tiled floors, extractor fan, panel enclosed bath with shower over, towel rail and wash hand basin set in vanity unit.

#### **Stairs to Second Floor**

Electric opening skylight.

#### **Bedroom One**

**5.18 x 3.19 (16'11" x 10'5")**

Double glazed Velux windows to front, tv point, double glazed south facing Juliet balcony to rear, eaves storage and fitted storage and shelves.

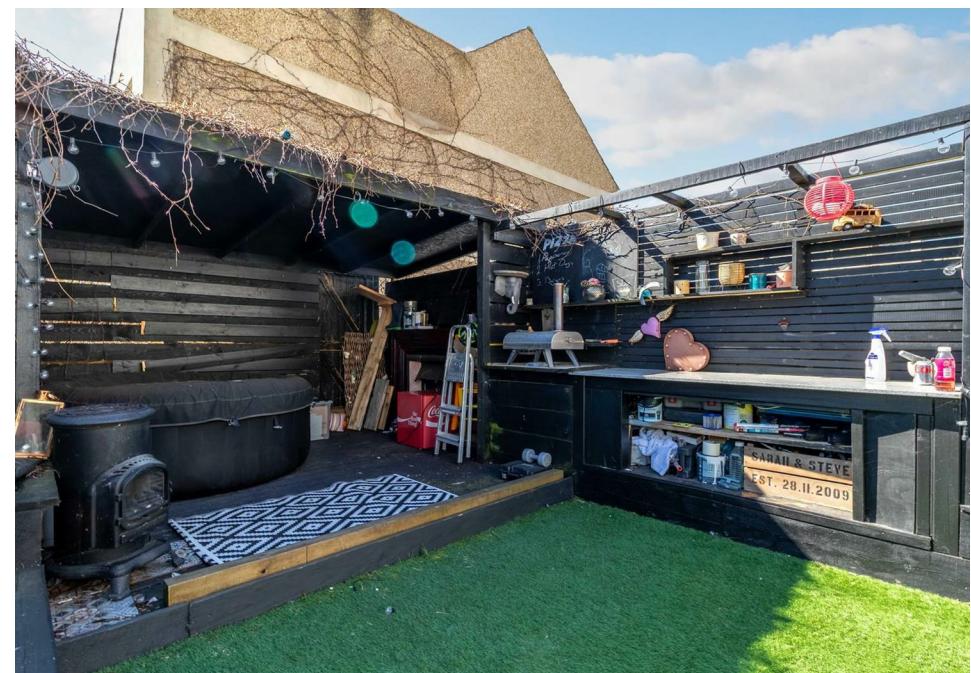
#### **En Suite Shower Room**

Double glazed frosted window to side, dual button WC, shower cubicle, wall mounted wash hand basin and extractor fan.

#### **Rear Garden**

South facing, wall enclosed, laid to artificial lawn, decked area, fitted seating to both sides, covered area to rear ideal for bar or workshop and gated rear access.



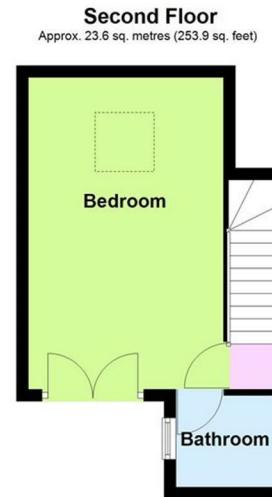


[robertluff.co.uk](http://robertluff.co.uk)

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff  
& Co

## Floor Plan Queen Street



Total area: approx. 110.1 sq. metres (1185.6 sq. feet)

[robertluff.co.uk](http://robertluff.co.uk)

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

Robert  
Luff & Co