Robert Luff & Co

Goldsmith Road, Worthing

Freehold - Asking Price £588,000

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We are delighted to offer this beautifully presented and substantially extended four bedroom family home, situated in the heart of Broadwater and offering spacious and versatile accommodation. The property features an impressive 2023 rear extension with a superb open plan kitchen/dining room, multiple reception spaces, a utility room, two bathrooms, a low maintenance rear garden and ample off road parking with an electric vehicle charging point.

Key Features

- Four Bedroom Extended Family Home
- Impressive Open Plan Kitchen/Dining Room
- Substantial Rear Extension Completed In 2023
- Large Central Island And Rangemaster Cooker
- Versatile Reception Rooms And Utility Room
- Modern Family Bathroom And Ground Floor Shower Room
- Spacious Low Maintenance Rear Garden With Bifold Doors
- Ample Off Road Parking With Electric Vehicle Charging Point
- Full Rewire And Re-plumbing Completed In 2023
- Council Tax Band C | EPC Rating C

Thoughtfully improved and extended by the current owners, the accommodation provides an excellent balance of living, entertaining and bedroom space. The ground floor includes a versatile front reception room, currently arranged as a bedroom, together with a downstairs shower room and a useful utility room, converted from the former garage and benefiting from both electricity and a water supply.

The real centrepiece of the home is the impressive rear extension, completed in 2023, creating a spacious open plan kitchen/dining room ideal for family life and entertaining. The kitchen is fitted with stylish dark navy units, attractive work surfaces, a Rangemaster cooker and a substantial central island, with ample space for a dining table. Bifold doors open directly onto the spacious, predominantly paved rear garden, providing a low maintenance outside space. A further reception room offers additional flexibility as a family room, snug, dining room or playroom.

On the first floor are three bedrooms, including two particularly spacious double bedrooms overlooking the rear garden, with the third currently used as a home office. A modern fully tiled family bathroom features both a separate bath and shower. The top floor provides a further double bedroom with Velux windows to the front and rear, a large storage cupboard and useful eaves storage.

Further improvements carried out in 2023 include a full electrical rewire, complete re-plumbing and engineered oak flooring, together with the installation of a water softener and filtration system. Outside, the property benefits from off road parking for multiple vehicles with an electric vehicle charging point. Conveniently positioned in Broadwater, the home is within easy reach of local shops, schools, parks, amenities and transport links.

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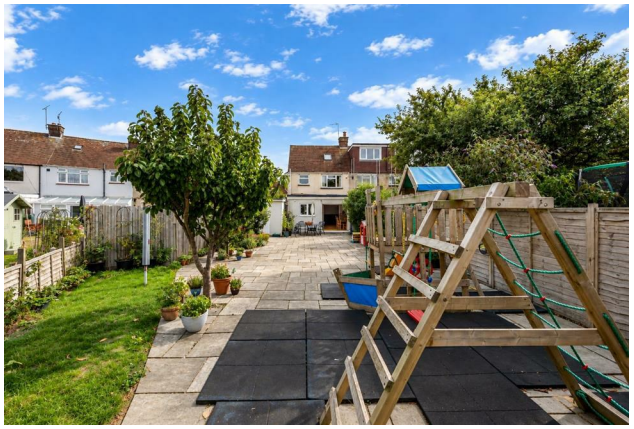
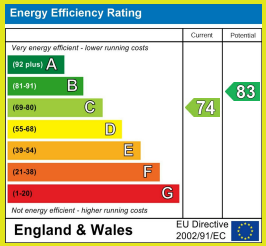
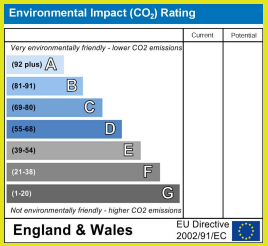


Floor Plan Goldsmith Road

Approximate Gross Internal Area (Excluding Outbuilding) = 129.99 sq m / 1399.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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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