



Broadwater Street East, Worthing

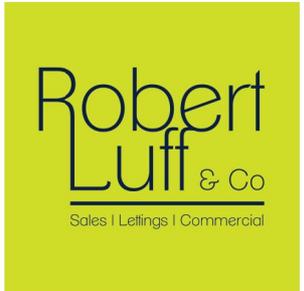
Offers In Excess Of
£400,000
Freehold

- Stunning Terraced Family Home
- Southerly Aspect Living Room
- Exquisite Family Bathroom
- Council Tax Band - B
- Three Double Bedrooms
- Refitted Kitchen/Breakfast Room
- Utility Room
- EPC Rating - TBC

*** OPEN DAY ON 27TH APRIL ***

We are delighted to offer to market this beautifully presented terraced family home, ideally situated in this favoured Broadwater location with local shops, schools, parks, bus routes, and easy access to both the A27 and A24 nearby. Accommodation comprises an entrance hallway, a living room, a dining room, a modern kitchen/breakfast room, and a separate utility room. Upstairs, over two floors, there are three good-sized bedrooms and an exquisite family bathroom. Other benefits include a spacious rear garden with a brick-built storage unit and a timber-built shed to the rear.

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Accommodation

Period front door with frosted glass insert to:

Entrance Hallway

Laid wood effect flooring. Radiator. Door to open plan living/dining room.

Living Room 10'8 x 9'8 (3.25m x 2.95m)

Radiator. Double glazed sash style window to front with southerly aspect. Storage cupboard with strip wood TV plinth. Exposed brick fireplace with tiled insert. Cupboard enclosed electric meters.

Dining Room 10'9 x 10'3 (3.28m x 3.12m)

Cast iron fire surround. Exposed brick chimney breast. Radiator. Double glazed sash style window. Laid wood effect flooring. Understairs storage cupboard housing gas meters.

Kitchen/ Breakfast Room 13'7 x 13'2 (4.14m x 4.01m)

Extended kitchen/breakfast room. Range of grey fronted shaker style base and wall units. Bamboo working surfaces incorporating a Butler sink with mixer tap and integrated breakfast bar. Space for gas cooker. Tiled splashback. Extractor fan. Integrated fridge/freezer. Integrated dishwasher. Two double glazed velux windows with part vaulted ceiling. Double glazed door to rear garden.

Utility Room

Double glazed velux window. Base unit and matching working surfaces. Wine rack. Shelving. Space and plumbing for washing machine. Space for tumble dryer.

First Floor Landing

Stairs to first floor landing. Part wood panel walls. radiator. Door to:

Bedroom One 12'2 x 10'9 (3.71m x 3.28m)

Double glazed window with southerly aspect. Radiator. Two fitted recess wardrobes with hanging. Feature cast iron fire surround and mantle.

Bedroom Three 10'6 x 8'1 (3.20m x 2.46m)

Radiator. Double glazed window with view of rear garden. Part wood panel walls. Feature cast iron fire surround.

Bathroom

Panel enclosed bath with mixer tap. Concealed system low level flush WC. Basin set into a vanity unit with period style mixer tap. Shower with period style rainfall shower and separate attachment. Vertically mounted radiator. Metro brick tiled splashback. Part frosted double glazed sash style window..

Second Floor Landing

Turn stairs leading to second floor. Door to:

Bedroom Two 17'2 x 9'5 (5.23m x 2.87m)

Large velux window with blind with southerly aspect. Access to eaves storage. Built in wardrobes. Down lights. Double glazed window with Downland views. Radiator.

Rear Garden

Brick laid patio area. Part wall enclosed. Range of trees and shrubs. Flowerbeds. Brick built storage unit with double glazed window. Further timber built storage shed.

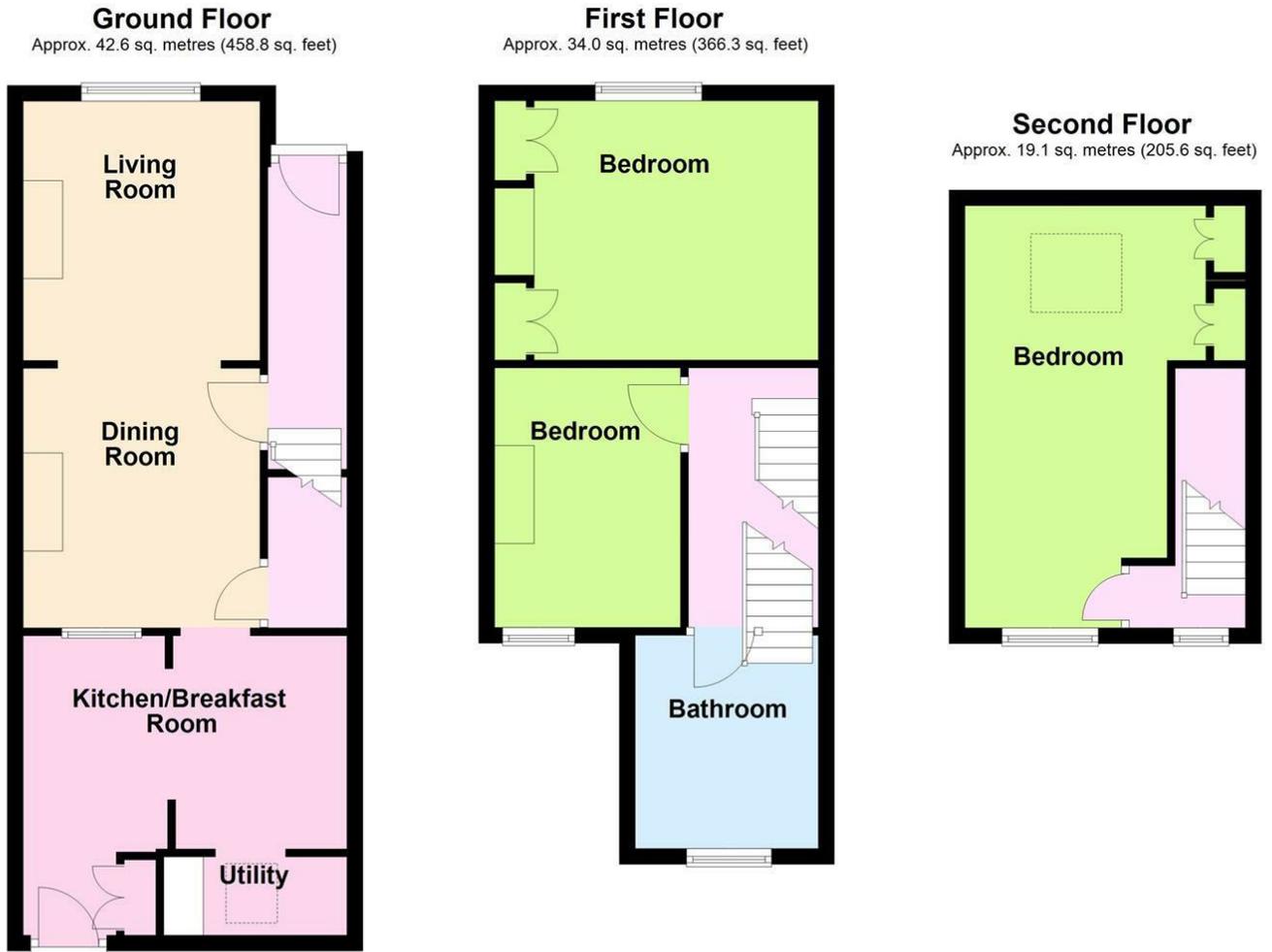


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Floorplan



Total area: approx. 95.8 sq. metres (1030.8 sq. feet)

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.