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70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



1 Cissbury Road, Broadwater, Worthing, BN14 9LD
Guide price £700,000





1 Cissbury Road

Broadwater, Worthing, BN14 9LD

- Wonderful Edwardian Family Home
- Three Reception Rooms
- Two Bathrooms
- Sweeping Block Paved Driveway
- Wealth Of Retained Original Features
- Four/Five Bedrooms
- Modern Fitted Kitchen
- West Facing Rear Garden
- Garage/Entertainment Room
- Superb Broadwater Village Location

Guide Price £700,000 - £725,000.

We are delighted to offer for sale this imposing double fronted Edwardian family home, full of character and charm, and ideally positioned just a short walk from the ever popular Broadwater village.

This attractive home offers spacious and well balanced accommodation, combining original period features with modern touches. The ground floor includes a storm porch leading into entrance hall, a generous reception room, living room with feature fireplace which opens through to the dining room. There is also a modern fitted kitchen with stone worktops and breakfast bar, along with a separate utility room/cloakroom.

To the first floor there are four good size double bedrooms, a well appointed family bathroom and separate W/C.

The second floor provides an impressive main bedroom suite, complete with a Juliet balcony and a stylish shower room.

Externally, to the front there is a sweeping block paved driveway providing off road parking for several vehicles, which leads to the garage. To the rear is a beautifully landscaped west facing garden, designed with Indian sandstone for ease of maintenance. The converted garden room, accessed via French doors, offers a fantastic space for outdoor entertaining.

Internal viewing is highly recommended to fully appreciate the space, character and overall feel of this wonderful family home.

Situated in this popular residential part of Broadwater village, the property is within easy reach of local shops and everyday amenities, while Worthing town centre with its wider range of shopping, restaurants and leisure facilities is approximately one and a half miles away.



Storm Porch

Entrance Hallway

Reception Room 16' x 11'9 (4.88m x 3.58m)

Lounge Opening To Diner 25'11 x 11'10 (7.90m x 3.61m)

Modern Fitted Kitchen 17'4 x 11'10 (5.28m x 3.61m)

Utility Room/ W.C

Stairs To First Floor

Bedroom Five/Study 11'9 x 11'8 (3.58m x 3.56m)

Bedroom Four 11'11 x 11'8 (3.63m x 3.56m)

Bedroom Three 12'1 x 11'10 (3.68m x 3.61m)

Bedroom Two 11'9 x 13'8 (3.58m x 4.17m)

Family Bathroom

Separate W/C

Bedroom One 20'3 x 16' (6.17m x 4.88m)

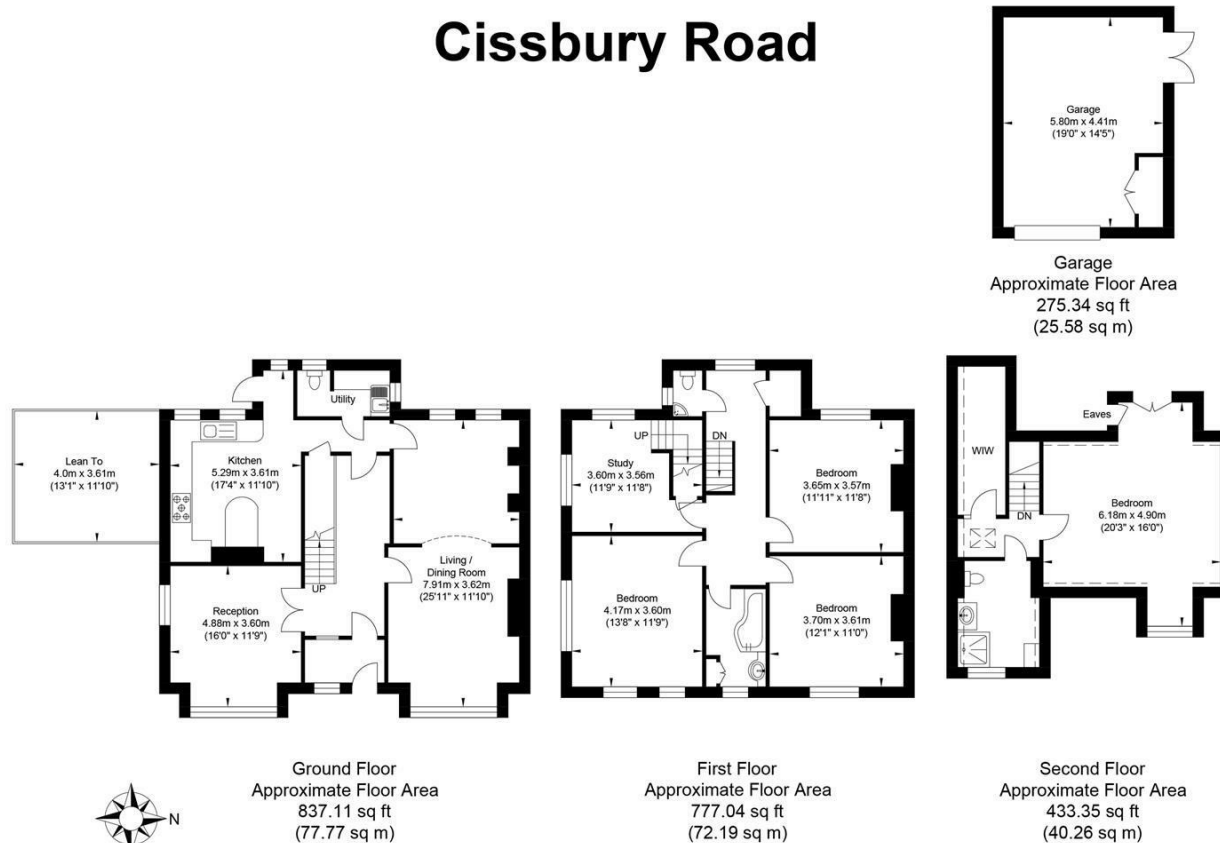
Stylish Shower Room

Garage/ Entertainment Room

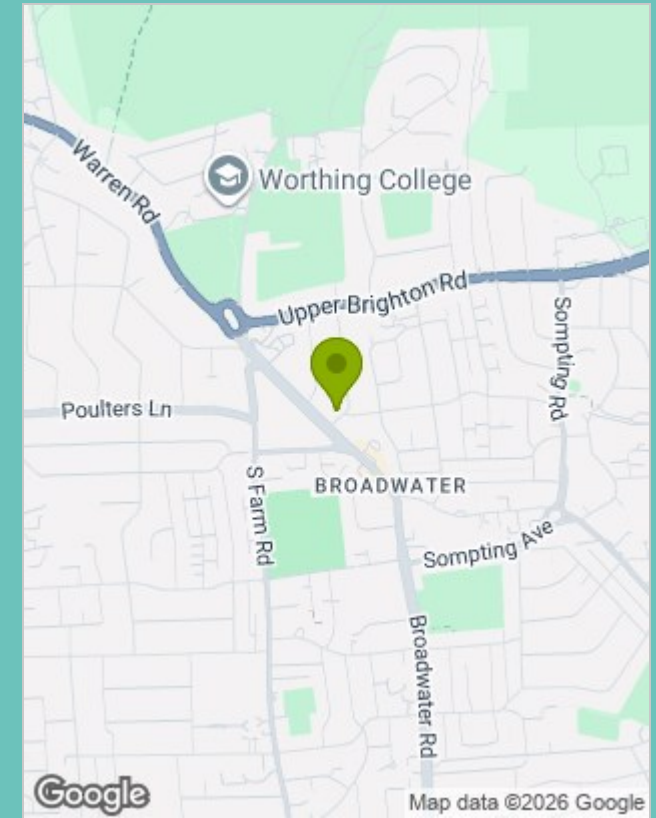




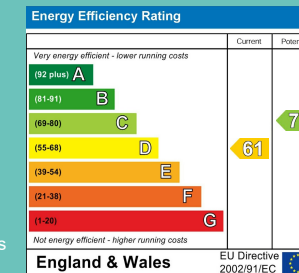
Cissbury Road



Approximate Gross Internal Area (Excluding Garage / Lean To) = 190.22 sq m / 2047.5 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Graph



Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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