



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

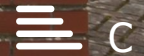


22 Turner Road

Broadwater, Worthing, BN14 8PZ

Asking price £375,000

Freehold Council Tax Band C



A beautifully presented and well cared for family home within this popular residential position.

In brief the accommodation comprises double glazed front door into entrance porch with additional double glazed door into spacious entrance hall with under stairs storage cupboard, half bay fronted lounge with focal gas living flame fire, and separate dining room with sliding doors opening onto the landscaped rear garden.

There is a modern fitted kitchen with range of integrated appliances, and to the first floor there is a landing with access to loft space via pull down ladder, three double bedrooms with the master being bay fronted, and modern fitted family bathroom and airing cupboard.

The front garden has been arranged to provide off road parking for two vehicles with a stunning resin, the rear garden is a particular feature of the property with the first area being resin with a footpath giving access to the rear garden where there is a gate, a large timber shed, areas of lawn, maturing tree and shrub lined borders, and a fish pond.

Other benefits include gas central heating and double glazing & an electric awning. In our opinion internal viewing is considered essential to appreciate the overall size and condition on this beautiful home.

Situated in Turner Road, the house is ideally located close to links for the A27 and Lyons Farm Retail Park. The nearest mainline railway station is Worthing giving great links to most major towns and cities.

UPVC double glazed front door





Entrance porch
5'9 x 3'7 (1.75m x 1.09m)

Entrance hall
5'8 x 13'8 (1.73m x 4.17m)

Bay fronted lounge
15'10 x 11'0 (4.83m x 3.35m)

Dining room
10'6 x 12'4 (3.20m x 3.76m)

Refitted kitchen
11'10 x 7'2 (3.61m x 2.18m)

Stairs to first floor landing with
access to loft
15'3 x 10'2 (4.65m x 3.10m)

Bedroom two
12'3 x 10'5 (3.73m x 3.18m)

Bedroom three
6'7 x 7'0 (2.01m x 2.13m)

Luxury fitted family bathroom
8'11 x 6'5 (2.72m x 1.96m)

Off road parking

Feature landscaped garden with
timber shed



Floor Plan

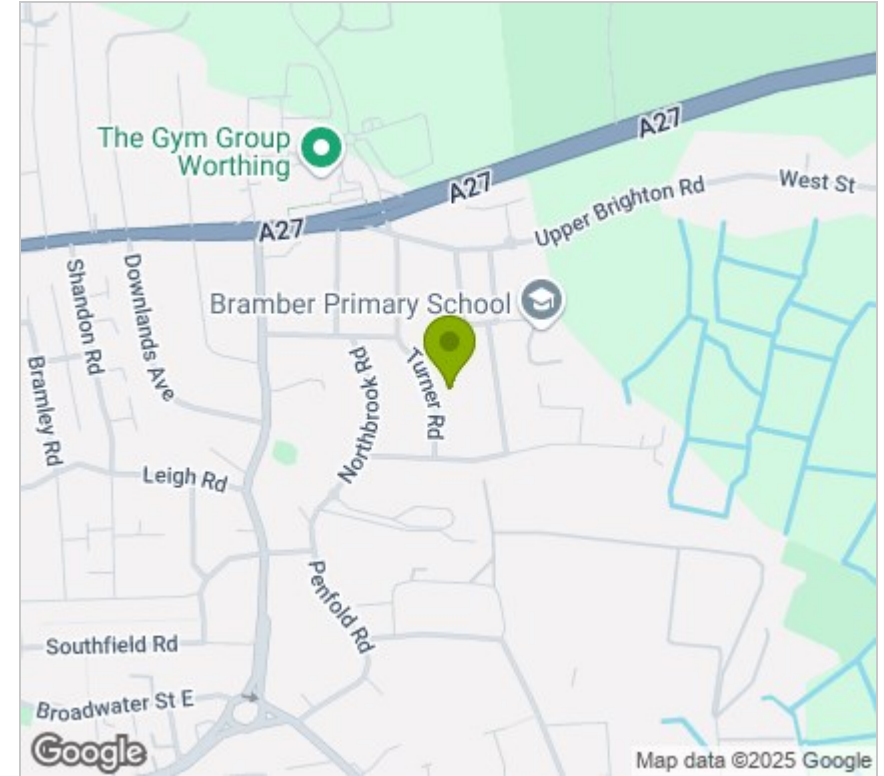


Viewing

Please contact our Worthing Office on 01903 958770 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.

Area Map



Energy Efficiency Graph

