91 Downlands Avenue, Broadwater, Worthing, BN14 9HF

Guide Price £375,000

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An extended three double bedroom terraced family home situated within the sought after catchment area of Broadwater, close to local shops, schools and amenities. The location is also ideal for access to either the A27 or A24 roads. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, conservatory, kitchen, breakfast room, first floor landing, two first floor double bedrooms, office, family bathroom, second floor landing, second floor principle bedroom and shower room, private driveway, rear garden and garden cabin.

- Terraced Family House
- Sought After Catchment
- Three Double Bedrooms
- Three Reception Areas
- Two Bathrooms
- Private Driveway
- West Rear Garden
- Garden Cabin

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Enclosed Entrance Porch
2.11m x 0.99m (6'11 x 3'3)
Accessed via sliding doors. Tiled flooring. Pitched roof. Inner composite door to the reception hall.

Reception Hall
2.92m x 1.80m (9'7 x 5'11)
East aspect obscure glass double glazed window. Radiator. Wood effect LVT flooring. Coved and textured ceiling. Staircase to first floor landing.

Lounge
4.19m x 3.43m (13'9 x 11'3)
East aspect via a double glazed bay window. Chimney breast with feature inset wood burning fire. Fitted display shelving to side of chimney breast. Radiator. Coved and textured ceiling. Opening to dining room.

Dining Room
3.76m x 2.95m (12'4 x 9'8)
West aspect via double glazed sliding doors to the conservatory. Fitted display shelving to side of chimney breast. Radiator. Coved and textured ceiling.

Kitchen
3.23m x 2.31m (10'7 x 7'7)
Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and storage cupboards below. Areas of wood trimmed work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker with extractor hood over. Space for washing machine and further appliance. Part tiled walls. Wood effect LVT flooring. Levelled and coved ceiling. South and West aspect windows. Part glazed door to conservatory. Opening to breakfast room.

Breakfast Room
4.24m x 2.31m (13'11 x 7'7)
Radiator. Wood effect LVT flooring. Understairs storage cupboard. Levelled and coved ceiling.

Conservatory
2.74m x 2.51m (9'0 x 8'3)
West aspect via double glazed windows and French doors to the rear garden. Tiled flooring. Pitched polycarbonate roof.

First Floor Landing
3.86m x 1.80m (12'8 x 5'11)
Radiator. Levelled ceiling. Staircase to first floor landing. Doors to all first floor rooms.

Bedroom Two
4.24m x 3.43m (13'11 x 11'3)
East aspect via a double glazed bay window. Two fitted double wardrobes. Fitted double linen cupboard with radiator and slatted shelf. Radiator. Two wall light points. Wood effect flooring. Levelled ceiling.

Bedroom Three
3.66m x 3.33m (12'0 x 10'11)
West aspect via double glazed windows. Chimney breast with display alcove. Feature wall. Radiator. Levelled ceiling.

Office
1.80m x 1.55m (5'11 x 5'1)
East aspect double glazed window. Fitted display shelving. Feature wall. Stripped and painted floor boards. Levelled ceiling.

Bathroom/W.C
1.93m x 1.91m (6'4 x 6'3)
Fitted suite comprising of a panelled bath having mixer taps with shower attachment and shower screen over. Pedestal wash hand basin. Push button w.c. Radiator. Tiled walls. Tile effect vinyl flooring. Radiator. Levelled ceiling. Obscure glass double glazed window.

Second Floor Landing
Levelled ceiling. Doors to both second floor rooms.

Bedroom One
5.03m x 3.51m max (16'6 x 11'6 max)
Dual aspect via an East facing velux window and West facing double glazed windows. Radiator. Wood laminate flooring. Eaves storage cupboards. Dimmer switch. Levelled ceiling with spotlights.

Shower Room/W.C
1.96m x 1.68m (6'5 x 5'6)
Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps and storage cupboards below. Push button w.c. Radiator. Tiled floor. Wall mounted Worcester boiler. Levelled ceiling with spotlights. Obscure glass double glazed window.

OUTSIDE

Private Driveway
Providing off street parking. Pathway to the homes front door.

Rear Garden
With the first area of garden being paved to the rear of the home and offering ample space for garden table and chairs. Outside water tap. Wooden storage shed. The majority of area is then laid to lawn with flower and shrub borders. A gate leads to an additional area of garden currently used for garden storage and then a wooden gate providing rear access.

Garden Cabin
3.66m x 3.61m (12'0 x 11'10)
The Garden Cabin is a 132 sq. ft. timber-built structure constructed in 2002 as a dry, secure and well-insulated art studio and office space. It rests on a level concrete base incorporating a damp proof layer. Its thick insulated walls, roof and floor protect against temperature changes, wind and rain, helping it remain draught-free, economical to heat and cooler in summer. The cabin includes robust foundations, double-glazed windows, built-in shelving, extensive power provision through an RCD system, and a secondary backup electrical supply. It has no mains water, drainage or broadband except by temporary extension cable from the wi-fi, but is well suited for storage, creative work and office use where dryness, security and stable conditions are important.

Council Tax
Council Tax Band C

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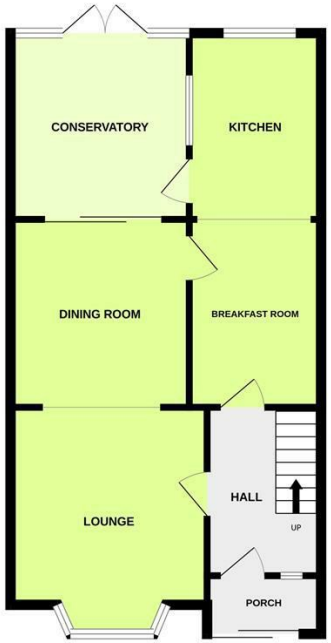
GROUND FLOOR



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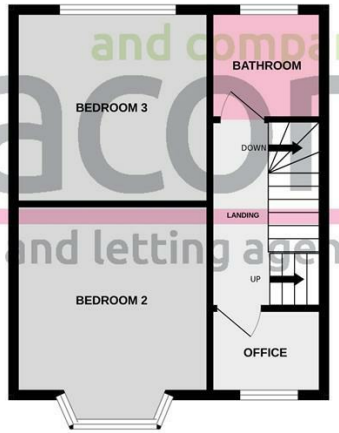

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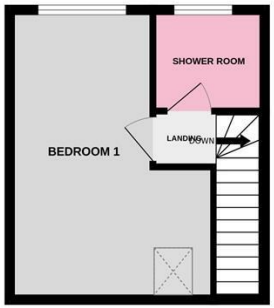

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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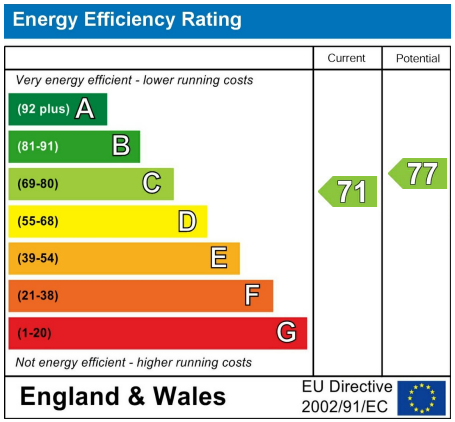

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