



315 South Farm Road, Broadwater, Worthing, BN14 7TL  
Guide Price £725,000

and company  
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Estate and letting agents



A substantial five bedroom detached family residence forming part of the Offington catchment area and within close proximity to the Broadwater Village shopping parade. The accommodation consists of an enclosed entrance porch, reception hall, extended lounge, family room, open plan kitchen/dining room, ground floor cloakroom, first floor landing, principle bedroom with en-suite bathroom, four further bedrooms, family shower room/w.c, loft, private driveway, adjoining garage, front and rear gardens.

- Detached Family Residence
- Five Double Bedrooms
- Open Plan Kitchen/Dining Room
- Two Further Reception Rooms
- En-Suite to Principle Bedroom
- Ground Floor Cloakroom
- West Aspect Rear Garden
- Re-Wired & New Heating System in 2025



### Enclosed Entrance Porch

2.46m x 0.79m (8'1 x 2'7)

Accessed via a leaded light double glazed front door with matching windows to either side. Courtesy wall light. Inner wooden door to the reception hall.

### Reception Hall

4.75m x 2.11m (15'7 x 6'11)

Radiator. Would effect LVT flooring. Levelled ceiling with spotlights. Staircase to first floor landing with an understairs storage cupboard. Doors to all ground floor rooms.

### Extended Lounge

7.21m x 3.66m (23'8 x 12'0)

Dual aspect via a South facing obscure glass window and West facing double glazed bay window with fitted window seating and storage. Feature exposed brick chimney breast with display alcove. Two radiators. Ceiling spotlights. Dimmer switch.

### Family Room

5.03m x 3.94m (16'6 x 12'11)

East aspect via a leaded light double glazed bay window with fitted window seating and storage. Fireplace with exposed brick chimney breast. Radiator. Ceiling spotlights. Dimmer switch.

### Kitchen/Dining Room

6.53m x 6.07m (21'5 x 19'11)

Fitted suite comprising of a double sink unit with 'Fohen' boiling water tap and having storage cupboard below. Areas of work surfaces offering additional cupboards and drawers under. Matching double pantry. Space for cooker, dishwasher and American design fridge freezer. Radiator. Space for dining table and chairs. Wood effect LVT flooring. Levelled ceiling with spotlights. Dimmer switches. West aspect double glazed windows and double glazed French doors to rear garden.

### Utility Room

4.37m x 1.78m (14'4 x 5'10)

East aspect obscure glass double glazed window. Worksurface area with storage cupboards and space for washing machine below. Matching broom cupboard. Wine rack. Radiator. Wood effect LVT flooring. Ceiling spotlights.

### Ground Floor Cloakroom

Wall mounted wash hand basin having mixer taps and tiled splashback. Concealed push button WC. Ladder design radiator. Wood effect LVT flooring. Levelled ceiling with spotlights. Obscure glass double glazed window.

### First Floor Landing

5.13m max x 1.93m max (16'10 max x 6'4 max)

Split level landing. Built-in storage cupboard. Ceiling with spotlights and access to loft space. Doors to all first floor bedrooms.

### Bedroom One

5.36m x 4.09m (17'7 x 13'5)

West aspect via double glazed windows. Two radiators. Textured ceiling with access to loft space.

### En-Suite

3.84m x 2.67m (12'7 x 8'9)

Fitted suite comprising of a panelled bath having tiled splashback. Pedestal wash hand basin. Low level flush WC. Walk in double shower cubicle with shower head and shower attachment. Tile effect vinyl flooring. Radiator and heated towel rail. Textured ceiling with spotlights. Obscure glass double glazed window.

### Bedroom Two

3.86m x 3.66m (12'8 x 12'0)

East aspect via leaded light double glazed windows. Two double and two single fitted bedroom wardrobes. Radiator.

### Bedroom Three

4.24m x 3.66m (13'11 x 12'0)

West aspect via a double glazed bay window. Built in storage cupboard. Radiator. Coved ceiling.

### Bedroom Four

3.86m x 2.49m (12'8 x 8'2)

Dual aspect via East aspect leaded light double glazed windows and North aspect leaded light double glazed bay window. Radiator. Levelled ceiling.

### Bedroom Five / Office

2.57m x 2.44m (8'5 x 8'0)

East aspect leaded light double glazed window. Feature wall. Radiator. Levelled ceiling.

### Family Shower Room/W.C

2.34m x 2.08m (7'8 x 6'10)

Fitted suite comprising of a double walk-in shower cubicle having Aqualisa shower unit and mixer taps. Wall mounted wash handbasin with mixer taps and drawers below. Push button WC. Part tiled walls. Ladder design radiator. Wood effect LVT flooring. Levelled ceiling with spotlights.

### OUTSIDE

#### Front Garden

Laid to lawn with well stocked flower and shrub borders to three sides. Area to the side of the home ideal for outside storage. Pathway and side gate to rear garden.

#### Rear Garden

West facing rear garden with the first area being laid to hardwood decking providing ample space for garden table, chairs and entertaining and with outside wall lights. Steps down to the majority and remainder of garden being laid to lawn with flower and shrub beds. External power sockets.

#### Private Driveway

Brick block paved private driveway providing off road parking for two to three vehicles and leading to the home's garage.

#### Adjoining Garage

4.95m x 2.49m (16'3 x 8'2)

Adjoining and integral brick built garage accessed via an up and over door. Housing the home's central heating 'plant' system

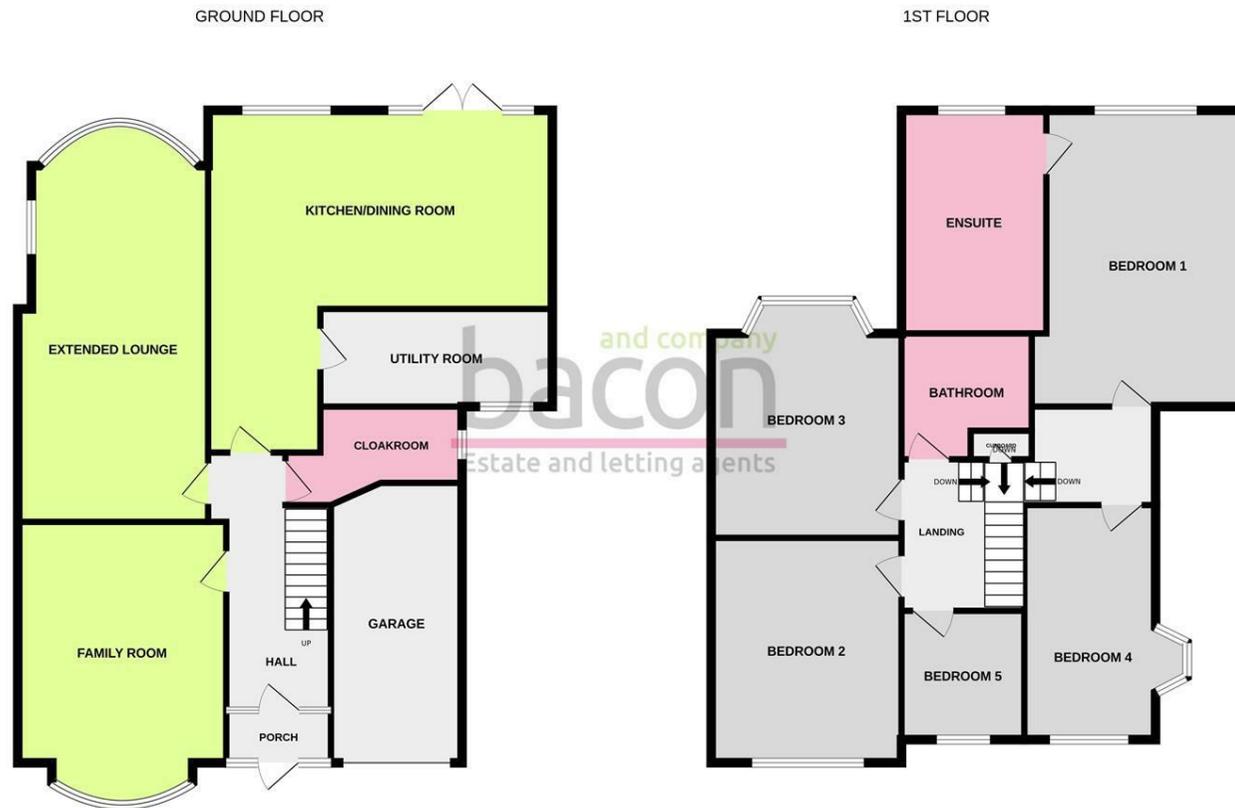
#### Council Tax

Council Tax Band F









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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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