



100 Bramley Road, Broadwater, Worthing, BN14 9DT
Guide Price £575,000

and company
bacon
Estate and letting agents



A six bedroom semi detached house forming part of a highly sought after road and catchment area, close to local shops, schools and access to the A27 or A24 roads. The accommodation consists of an enclosed entrance porch, reception hall, lounge, open plan kitchen/dining room, family room, first floor landing, five first floor bedrooms, bathroom, separate w.c, second floor landing, second floor principle bedroom and shower room, private driveway, adjoining garage, utility room, outside w.c, front, side and rear gardens.

- Semi Detached Family Home
- Six Bedrooms
- Open Plan Kitchen/Dining Rm
- Two Bathrooms
- Utility Room
- Sought After Road
- D/Glazed / Gas Heating
- No Onward Chain



Enclosed Entrance Porch

Accessed via a part glazed wooden front door. Dual aspect windows. Tiled flooring. Inner composite door to the reception hall.

Reception Hall

4.65m x 1.75m (15'3 x 5'9)

Radiator. Central heating thermostat. Coved and textured ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge

3.81m x 3.66m (12'6 x 12'0)

South aspect double glazed windows. Fireplace having an inset fire set on a raised hearth with matching surround and mantle over. Radiator. Dado rail. Two wall light points. Dimmer switches. Coved and textured ceiling.

Family Room

4.22m x 2.44m (13'10 x 8'0)

South aspect via double glazed windows. Wood laminate flooring. Levelled and coved ceiling with spotlights.

Open Plan Kitchen/Dining Room

8.23m x 2.72m (27'0 x 8'11)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and integrated dishwasher below. Areas of roll top works surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Space for American style fridge/freezer. Integrated freezer. Tiled flooring. Space for dining table and chairs. Breakfast bar area. Levelled and coved ceiling with spotlights. North aspect double glazed windows. Double glazed door and double glazed sliding patio doors to the rear garden.

First Floor Landing

Levelled and coved ceiling. Staircase to second floor landing. Doors to all first floor rooms.

Bedroom Two

3.73m x 3.48m (12'3 x 11'5)

South aspect via double glazed windows. Radiator. Fitted bedroom wardrobes to length of room. Wood laminate flooring. Coved and textured ceiling.

Bedroom Three

3.76m x 3.43m (12'4 x 11'3)

North aspect via double glazed windows. Radiator. Picture rail.

Bedroom Four

4.19m x 2.49m (13'9 x 8'2)

Dual aspect via South and West facing double glazed windows. Radiator. Coved ceiling.

Bedroom Five

2.44m x 2.11m (8'0 x 6'11)

North aspect double glazed window. Radiator. Fitted double wardrobe. Textured ceiling.

Bedroom Six

2.16m x 2.11m (7'1 x 6'11)

South aspect double glazed window. Radiator.

First Floor Bathroom

2.44m x 1.83m (8'0 x 6'0)

Fitted suite comprising of a panelled bath having mixer taps. Step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps and storage cupboard below. Chrome ladder design radiator. Tiled walls. Wood effect vinyl flooring. Levelled ceiling with spotlights and extractor fan. Obscure glass double glazed window.

Separate W.C

1.60m x 0.74m (5'3 x 2'5)

Push button WC. Wood effect vinyl flooring. Tiled walls. Coved ceiling. Obscure glass double glazed window.

Second Floor Landing

West aspect double glazed window. built-in storage cupboard. Levelled ceiling.

Bedroom One

4.65m x 2.90m (15'3 x 9'6)

Dual aspect via a South facing Velux window and North facing double glazed windows. Radiator. Wood effect flooring. Built-in wardrobes. Levelled ceiling with spotlights.

Second Floor Shower Room

2.11m x 1.91m (6'11 x 6'3)

Fitted suite comprising of a step in shower cubicle having shower units and tile surround. Wash hand basin with mixer taps and storage cupboard below. Push button WC. Radiator.

Tiled walls. Tile effect flooring. Levelled ceiling with spotlights. Extractor fan.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub borders.

Private Driveway

Providing off street parking for two to three vehicles. Access to garage and gate to side garden.

Adjoining Garage

5.31m x 3.38m (17'5 x 11'1)

Accessed via an up and over door. Power and light. Double glazed window.

Side Garden

South and West aspect. Laid to lawn with a pathway to the rear garden.

Rear Garden

North aspect and paved rear garden. Storage shed.

Covered area to the rear of the home. Access to outside cloakroom and utility room.

Utility Room

2.44m x 1.83m (8'0 x 6'0)

Double glazed window. Tiled flooring. Space for washing machine and tumble dryer.

Outside Cloakroom

1.47m x 0.81m (4'10 x 2'8)

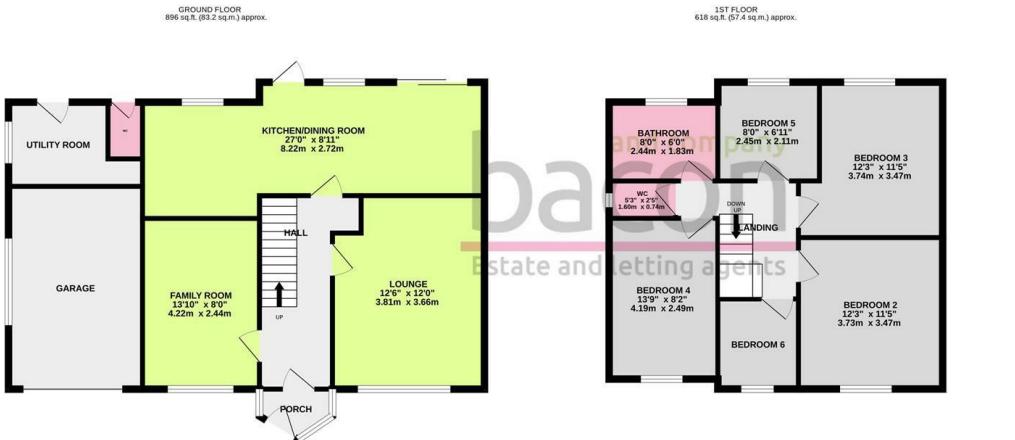
Low level w.c. Wall mounted wash hand basin with tiled splashback. Tiled flooring. Textured ceiling.

Council Tax

Council Tax Band D







TOTAL FLOOR AREA: 1763 sq.ft. (163.8 sq.m.) approx.
 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) A		
(81-91) B		77
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.