



47 Broadwater Way, Worthing, BN14 9LH
Guide Price £435,000

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A three bedroom semi detached house situated within the popular catchment area of Broadwater, close to local shops, schools and amenities. The accommodation consists of a reception hall, lounge, dining room, extended kitchen, ground floor cloakroom, first floor landing, three bedrooms, bathroom/w.c, loft, private driveway, garage and West facing rear garden.

- Extended Semi Det House
- Sought After Broadwater Catchment
- West Aspect Rear Garden
- Double Glazed Windows
- Gas Central Heating
- New Roof in 2024
- Driveway & Garage
- No Onward Chain





Reception Hall

3.96m x 2.08m (13'0 x 6'10)

Accessed via a composite front door. East aspect obscure glass double glazed window. Radiator. Central heating thermostat. Staircase to first floor landing with an understairs storage cupboard.

Lounge

4.27m x 3.56m (14'0 x 11'8)

East aspect via a double glazed bay window. Decorative fireplace with raised hearth, wooden surround and mantle over. Fitted display shelving and storage cupboard to side of chimney breast. Radiator. Levelled ceiling with ceiling light/fan.

Dining Room

3.66m x 3.12m (12'0 x 10'3)

West aspect via single glazed windows and door to conservatory. Open fireplace with tiled hearth, wooden surround and mantle over. Radiator. Fitted display shelving and storage cupboards to either side of chimney breast. Levelled ceiling.

Kitchen

5.31m x 3.23m max (17'5 x 10'7 max)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and appliance space below. Areas of roll top work 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 upright fridge/freezer and further appliance. Part tiled walls. Radiator. Tile effect vinyl flooring. Levelled ceiling. Two West aspect double glazed windows. Double glazed door to rear garden.

Conservatory

3.28m x 2.59m (10'9 x 8'6)

Dual aspect via South and West aspect double glazed windows on a brick base. Wood effect vinyl flooring. Pitched polycarbonate roof. Double glazed door to rear garden.

Ground Floor Cloakroom

1.12m x 0.89m (3'8 x 2'11)

Push button w.c. Wash hand basin. Part tiled walls. Wall light point. Levelled ceiling. Internal obscure glass double glazed window.

First Floor Landing

2.59m x 1.98m (8'6 x 6'6)

South aspect obscure glass double glazed window. Access to loft space with loft area being insulated, majority boarded, light point and housing the homes Baxi combination central heating boiler (new 2023). Doors to all first floor rooms.

Bedroom One

3.84m x 3.71m (12'7 x 12'2)

East aspect via a double glazed bay window. Fitted bedroom wardrobes. Radiator. Ceiling light and fan. Coved ceiling.

Bedroom Two

3.84m x 3.07m (12'7 x 10'1)

West aspect double glazed windows. Two fitted wardrobes. Radiator. Coved and textured ceiling.

Bedroom Three

2.54m x 1.85m (8'4 x 6'1)

East aspect via double glazed French casement windows. Radiator. Levelled ceiling.

Bathroom/W.C

2.49m x 2.08m (8'2 x 6'10)

Re-fitted suite in 2023 comprising of a shaped panelled bath with mixer taps and having shower unit and shower screen over. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Fully tiled walls. Built in linen cupboard with shelving and radiator. Chrome heated towel rail. Levelled ceiling. Two obscure glass double glazed windows.

OUTSIDE

Private Driveway

Providing off street parking for two to three vehicles.

Rear Garden

West facing with the first area of garden being paved to the rear and width of the home offering space for garden table and chairs, an outside water tap and wall light. The majority of garden is then laid to lawn. Wall enclosed to two sides. Wooden storage shed.

Garage

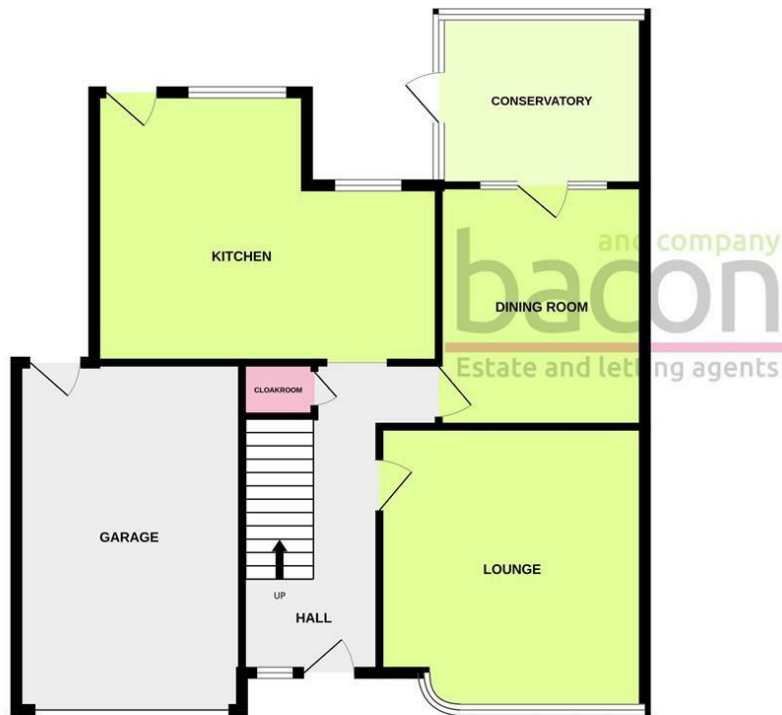
5.21m x 3.43m (17'1 x 11'3)

Adjoining and brick built garage accessed via an electric up and over door. Power and light. Water tap. Double glazed door to rear garden.

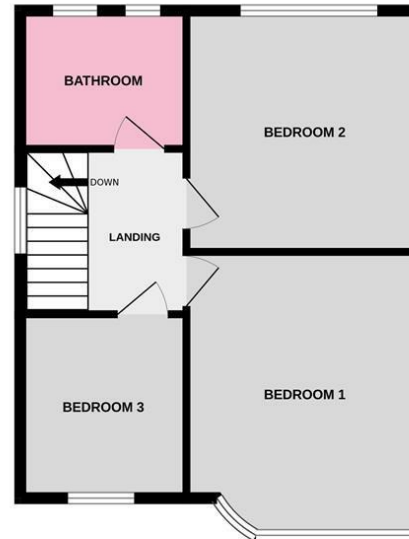
Council Tax

Council Tax Band D

GROUND FLOOR



1ST FLOOR



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		
(69-80) C	69	76
(55-68) D		
(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.



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