



70 Forest Road, Broadwater, Worthing, BN14 9LY  
Guide Price £875,000

and company  
**bacon**  
Estate and letting agents





Situated in the charming area of Broadwater, Worthing, this impressive detached house on Forest Road offers a perfect blend of space and comfort for modern family living. With an expansive layout, the property boasts four reception rooms, providing ample space for both relaxation and entertaining.

Combined with the self contained annex the home boasts up to six bedrooms and five bathrooms, ensuring that there is plenty of room for family members and guests alike, catering to the needs of a busy household while maintaining a sense of elegance and style.

The property presents an excellent opportunity for anyone looking to invest in a spacious and versatile accommodation and with the combination of generous living spaces and prime location, viewing is considered essential.

- Four Bed Det Family Home
- Sought After Broadwater
- Self Contained Annex
- Four Reception Areas
- Four Bathrooms
- Gated Private Driveway
- Good Sized Rear Garden





**Reception Hall**

5.44m x 2.06m (17'10 x 6'9)

Accessed via a part double glazed front door with matching windows to either side. Radiator. Picture rail. Levelled and cornice ceiling with ceiling rose. Staircase to first floor landing with an understairs storage cupboard.

**Lounge**

5.31m into bay x 3.61m (17'5 into bay x 11'10)

Dual aspect via a West facing leaded light double glazed bay window and two South facing leaded light double glazed windows. Feature fireplace having raised hearth with matching surround and mantle over. Feature wall. Two radiators. Picture rail. Levelled and cornice ceiling with two ceiling roses and two ceiling light points.

**Open Plan Kitchen/Dining Room**

8.94m x 3.61m max (29'4 x 11'10 max)

**Kitchen Area**

5.31m x 3.02m (17'5 x 9'11)

Re-fitted suite comprising of a single sink unit having Quooker tap storage cupboard below. Areas of quartz work surfaces offering additional cupboards and drawers under. Matching shelved wall units with lighting under. Inset fitted Neff dual oven/microwave plus additional main oven. NEFF Integrated fridge and freezer. NEFF five ring induction hob with extractor hood over. Integrated dishwasher. Integrated refuse and recycling bins. Fitted breakfast bar/island. Wood effect vinyl flooring. Levelled and cornice ceiling with spotlights. East aspect leaded light double glazed windows and glazed wooden French doors to conservatory. Opening to dining room.

**Dining Area**

4.55m x 3.61m (14'11 x 11'10)

Dual aspect via two South facing leaded light double glazed windows and East facing double glazed French doors to the rear garden. Feature tall panel radiator. Feature wall. Neff wine fridge/cooler. Picture rail. Cornice and levelled ceiling with ceiling rose.

**Conservatory/Utility Room**

5.99m max x 3.45m max (19'8 max x 11'4 max)

Dual aspect via East and South facing double glazed windows set on a brick base. Radiator. Quartz worksurface with built in storage cupboard below and built in washing machine and separate built in tumble dryer. Pitched and polycarbonate roof. Double glazed sliding patio doors and double glazed French doors to the rear garden.

**Office / Bedroom Five**

3.66m x 2.69m (12'0 x 8'10)

West aspect via leaded light double glazed windows. Radiator. Dimmer switch. Picture rail. Levelled and cornice ceiling with spotlights.

**En-Suite Shower Room**

2.69m x 1.19m (8'10 x 3'11)

Suite comprising of a walk-in double shower cubicle having shower head and shower attachment. Wash hand basin with mixer taps, tiled splashback and storage cupboard under. Push button WC. Ladder design radiator. Levelled ceiling with spotlights and extractor fan.

**First Floor Landing**

4.93m max x 4.65m max (16'2 max x 15'3 max)

West aspect via a leaded light double glazed windows. Split level landing. Radiator. Picture rail. Levelled and cornice ceiling with two ceiling roses and access to loft space via a pulldown ladder. Built in linen cupboard with slatted shelving.

**Bedroom One**

4.98m x 3.23m (16'4 x 10'7)

Dual aspect via West and North facing leaded light double glazed windows. Radiator. Picture. Dimmer switch. Levelled and cornice ceiling with two ceiling roses.

**Dressing Room**

3.20m x 1.19m (10'6 x 3'11)

Fitted shelving. Hanging rails. Levelled ceiling. Ceiling lights.

**En-Suite Shower Room**

3.20m x 1.19m (10'6 x 3'11)

Fitted suite comprising of a step in double shower cubicle with shower unit and tiled surround. Pedestal wash hand basin. Low-level WC. Radiator. Tiled walls. Levelled ceiling with spotlights and extractor fan. Two obscure glass leaded light double glazed windows.

**Bedroom Two**

4.62m x 3.63m (15'2 x 11'11)

Dual aspect via South and East facing leaded light double glazed windows. Two radiators. Two double and one single fitted wardrobe. Dimmer switch. Picture rail. Levelled and cornice ceiling.

**En-Suite Shower Room**

2.01m x 1.45m (6'7 x 4'9)

Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Low-level WC. Wall mounted wash hand basin. Wall mounted storage cupboard. Ladder design radiator. Tiled walls. Wood effect vinyl flooring. Levelled ceiling with spotlights. Obscure glass leaded light double glazed window.

**Bedroom Three**

5.44m x 3.63m (17'10 x 11'11)

Dual aspect via a West facing leaded light double glazed bay window and a matching South facing leaded light double glazed window. Two radiators. Dual dimmer switches. Feature wall. Picture. Levelled and cornice ceiling with two ceiling roses.

**Bedroom Four**

3.91m x 2.82m (12'10 x 9'3)

West aspect via leaded light double glazed windows. Radiator. One single and three double fitted bedroom wardrobes. Picture rail. Dimmer switch. Levelled and cornice ceiling.

**Family Bathroom**

3.51m x 2.01m (11'6 x 6'7)

Fitted suite comprising of an enclosed panel bath having mixer taps and twin hand grips. Step in shower cubicle with shower unit and tiled surround. Concealed pushbutton WC. Wash hand basin with mixer taps and storage cupboard below. Radiator. Ladder design radiator. Tiled walls. Levelled ceiling with spotlights. Two obscure glass leaded light double glazed windows.

**SELF CONTAINED ANNEX**

**Reception Hall**

Accessed by a private wooden front door. Levelled and cornice ceiling. Radiator. Doors to lounge and inner hall/dressing room.

**Annex Lounge/Kitchen**

4.70m x 3.56m (15'5 x 11'8)

West aspect leaded light double glazed windows. Fitted kitchen area comprising of a single drainer sink unit having mixer taps and storage cupboards below. Fitted oven and grill. Four ring hob with extractor hood over. Space for upright fridge/freezer. Part tiled walls. Space for bistro table and chairs. Radiator. Levelled and cornice ceiling with two ceiling light points.

**Inner Hall/Dressing Room**

2.13m x 1.17m (7'0 x 3'10)

Fitted mirror fronted bedroom wardrobes. Levelled and cornice ceiling with two ceiling light points. Internal door to main residence.

**Annex Bedroom**

3.20m x 2.01m (10'6 x 6'7)

East aspect via leaded light double glazed windows and door to rear garden. Radiator. Levelled and cornice ceiling.

**Annex En-Suite**

2.29m x 1.63m (7'6 x 5'4)

Fitted suite comprising of step in double shower cubicle with shower unit. Wash hand basin with mixer taps, tiled splashback and storage cupboard below. Low-level WC. Electric shaver point. Chrome ladder design radiator. Levelled and cornice ceiling with spotlights.

**OUTSIDE**

**Private Driveway**

Gated private driveway laid to brick block paving and providing off street parking for numerous vehicles. Outside light. Side wooden gate to rear garden.

**Front Garden**

Laid to lawn with flower and shrub borders.

**Rear Garden**

A further feature of the home due to its wide plot and seclusion. The first area of garden is paved to the rear of the home with the majority then being laid to lawn. Raised sleeper edged flower and shrub borders. Raised patio area with artificial lawn. Second patio area being paved. A third patio area is accessed from the dining room and is also laid to artificial lawn with space for hot tub and having balustrade with lighting and arbour to the main rear garden area. External power sockets, two wooden Bike stores and two storage cupboards in the side alley.

**Summer House**

4.80m x 2.39m (15'9 x 7'10)

Timber construction under a pitched felt roof. Power sockets with phone chargers. Lighting. West aspect windows and French doors to the rear garden.

**Council Tax**

Council Tax Band F









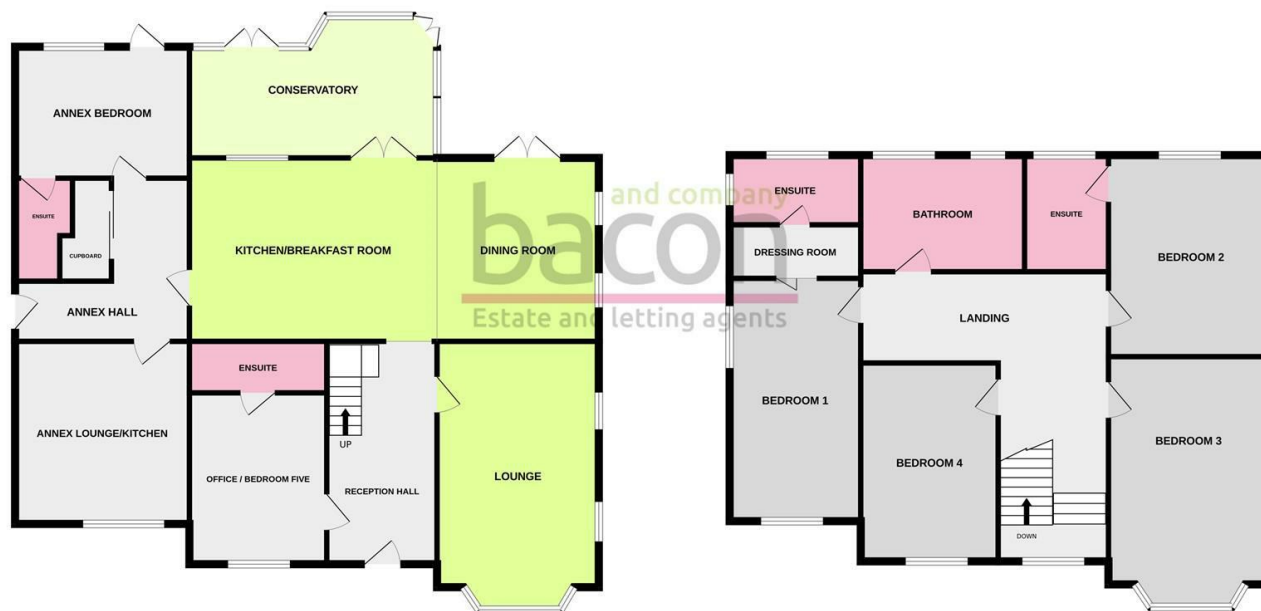






GROUND FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</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.

