



24 Forest Road, Worthing, BN14 9NB
Guide Price £575,000



An older style four bedroom semi detached family home located in both a sought after road and catchment area of Broadwater. Briefly the accommodation comprises to the ground floor: porch, entrance hall, living room, separate dining room, breakfast room and kitchen. To the first floor: landing, four double bedrooms, modern shower room/wc and separate wc. Externally the home offers an attractive and landscaped rear garden and driveway with parking for multiple vehicles. The property includes a wealth of original features such as fireplaces in all three reception rooms and finer details such as original stained glass front door and windows. Further benefits include double glazing and gas central heating throughout.

- Older Style Family Home
- Semi Detached Home
- Four Double Bedrooms
- Landscaped Rear Garden
- Double Length Garage
- Driveway
- Period and Original Features
- Popular Broadwater Location
- Close to local schools, shops and amenities





Entrance Porch

Double glazed door. Tiled floor. Stained glass window surround and door to:

Entrance Hall

Coved and levelled ceiling inset spotlighting. Understairs storage cupboard. Radiator.

Living Room

4.95m x 4.67m (16'3 x 15'4)

Double glazed bay window to front. Radiator. Picture rail. Levelled and coved ceiling with inset spotlighting. Wood burner with wrought iron surround and marble mantle piece surround. Two display units and cupboards fitted into alcove. Picture rail.

Dining Room

4.34m x 4.27m (14'3 x 14')

Double glazed bay window to side. Radiator. Picture rail. Levelled and coved ceiling with inset spotlighting. Feature wrought iron fireplace with marble mantle piece surround.

Breakfast Room

3.28m x 3.12m (10'9 x 10'3)

Double glazed window. Radiator. Levelled and coved ceiling. Wrought iron feature fire place with tiled inset.

Kitchen

3.71m x 3.12m (12'2 x 10'3)

Work surface with one and a half bowl draining sink with mixer tap and draining board. Four ring gas hob. Fitted oven. Space and plumbing for washing machine. Space for tall fridge/freezer. Matching range of cupboards, drawers and eyelevel wall units. Serving hatch to dining room. Radiator. Double glazed window overlooking rear garden. Double glazed door to rear garden. Wall mounted combination boiler supplying gas central heating and hot water.



Stairs from entrance hall to:

Landing

Access to loft via hatch. Levelled and coved ceiling. Inset ceiling spotlighting.

Bedroom One

4.93m x 3.81m (16'2 x 12'6)

Double glazed bay window to front. Radiator. Picture rail. Levelled and coved ceiling with inset spotlighting. Built in wardrobes with shelving and hanging rails.

Bedroom Two

4.39m x 4.09m (14'5 x 13'5)

Double glazed bay window to front. Radiator. Picture rail. Levelled and coved ceiling with inset spotlighting. Built in wardrobes with shelving and hanging rails.

Bedroom Three

3.68m x 3.12m (12'1 x 10'3)

Double glazed window overlooking rear garden. Radiator.

Bedroom Four

2.77m x 2.59m (9'1 x 8'6)

Currently arranged as a home office with built in desk, drawers and shelving. Double glazed window. Radiator. Levelled and coved ceiling with inset spotlighting.

Shower Room

3.18m x 2.24m (10'5 x 7'4)

Walk in shower tray with retractable glazed shower screen and wall mounted controls with overhead rainfall shower and separate handheld attachment. Vanity unit having washed hand basin and mixer tap on top with drawers below. Ladder style towel radiator. Inset ceiling spotlighting. Double glazed window.



WC

Double glazed window. Tiled floor. Concealed cistern WC. Wall mounted washed hand basin with mixer tap. Radiator.

Outside

Landscaped Rear Garden

Areas of paving ideal for entertaining or space for outdoor furniture. The rest being laid to lawn. Borders of mature small trees, shrubs and bushes. Fish pond. Outside water tap. Access to front via side gate. Personal door to:

Garage

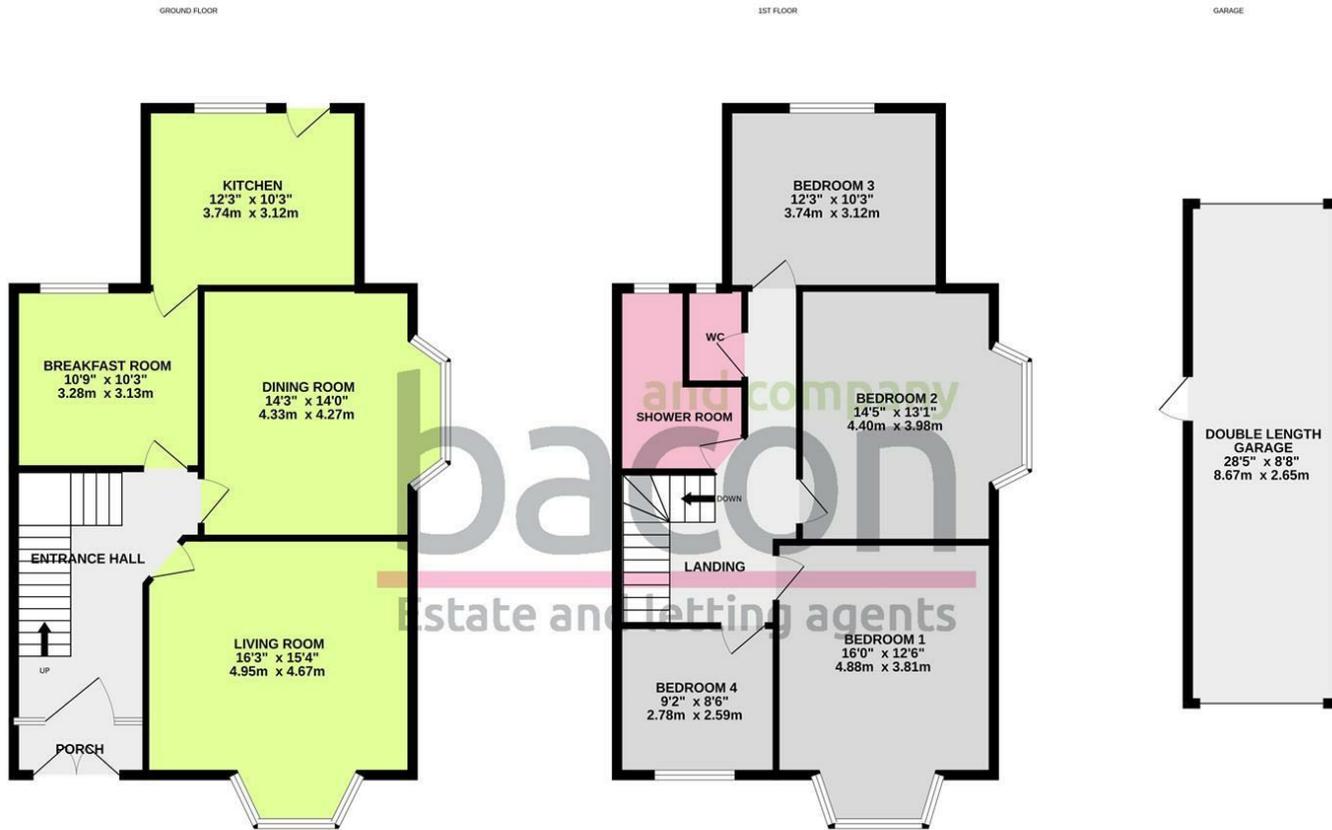
8.66m x 2.67m (28'5 x 8'9)

Brick built. Up and over door. Power and light.

Driveway

Off Road parking for four vehicles. Shingled for ease and maintenance. Formal wall to front.





TOTAL FLOOR AREA : 1604sq.ft. (149.0 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		
(69-80) C		74
(55-68) D	63	
(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



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