



1 Beaumont Road, Broadwater, Worthing, BN14 8HF
Guide Price £600,000

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Welcome to Beaumont Road - In brief the property consists of an extended luxurious open plan kitchen / living space to the rear with the added benefit of bi-folding doors perfect for those summer evenings of entertainment, there is a separate bay fronted lounge, a useful utility room with space for utilities, a ground floor modern fitted bathroom & a ground floor home office or occasional bedroom completes the ground floor accommodation, on the first floor you have another modern fitted family bathroom, three well proportioned bedrooms & a useful loft space which has been insulated & fully boarded.

Externally you have a block paved driveway to the front offering off street parking for three plus vehicles, to the rear you have a west aspect rear garden with flower borders, there is a detached brick built garage to the rear with an electric up & over door & double opening gates leading to hardstanding to the rear for further parking.

- Immaculately Presented Throughout
- Heavily Extended Ground Floor
- Open Plan Kitchen / Living Space
- Bi-Folding Doors To Rear Garden
- Off Street Parking For Multiple Vehicles
- Great School Catchment Area
- Ground Floor Home Office / Bedroom Four
- Separate Snug Lounge
- Potential To Extend Further (STNPC)
- Ground Floor Bathroom & Separate Utility Room



Entrance Porch

1.91m x 1.02m (6'3 x 3'4)

Tiled flooring, PVCU double glazed double opening doors to the front, automatic sensed spotlight, further PVCU double glazed front door through to Entrance Hallway.

Entrance Hallway

4.55m x 2.03m (14'11 x 6'8)

Karndean flooring, radiator, stairs to first floor landing, picture rail, access to understairs storage cupboard which houses gas meter, secondary understairs storage cupboard which houses electric meter & fuseboard along with hardwiring for internet connections to each room & CCTV system storage unit, skimmed ceiling with coving, smoke detector.

Separate Lounge

4.37m x 4.29m (14'4 x 14'1)

Carpeted flooring, PVCU double glazed bay window, radiator, picture rail, skimmed ceiling with coving, various power points, hardwired television point, open fireplace (currently boarded) but could be opened back up for a log burner or open fireplace, smoke detector.

Office / Bedroom Four

4.19m x 2.16m (13'9 x 7'1)

Carpeted floor, radiator, PVCU double glazed window, skimmed ceiling, smoke detector.

Open Plan Kitchen / Diner / Sitting Room

7.62m x 6.27m (25 x 20'7)

Kitchen / Dining Space:

Karndean flooring, granite work surfaces with Paula Rosa Manhattan fitted base & eye level cupboards & drawers, Neff eye level microwave oven, Neff integrated eye level pyrolytic double oven with hide & slide doors, Neff integrated induction hob with extractor fan over, inset one & a half bowl single drainer sink unit with mixer tap, integrated Bosch dishwasher, skimmed vaulted ceiling with two Velux windows having integrated remote controlled blinds, spotlights, PVCU double glazed window, various power points, upstanding radiator, bi-folding doors leading out into rear garden, smoke detector.

Sitting Room:

Carpeted flooring, various power points, hardwired television point, inset log burner with granite hearth, picture rail, skimmed ceiling with smoke detector & coving, separate door through to Entrance Hallway.

Separate Utility Room

4.98m x 2.39m (16'4 x 7'10)

Karndean flooring, square edge laminate work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, space & provision for washing machine, space for tumble dryer, kickboard electric heater, inset one & half bowl stainless steel single drainer sink unit with mixer tap, PVCU double glazed window, fitted storage cupboard which houses Worcester Bosch boiler & hot water cylinder having various slatted shelving units, vaulted & skimmed ceiling, smoke detector, Velux window, fitted hanging rail perfect for hanging laundry, PVCU double glazed door leading to side access.

Ground Floor Bathroom

2.16m x 1.65m (7'1 x 5'5)

Vinyl flooring, low flush WC, contemporary hand wash basin with mixer tap & vanity unit below, wall mounted mirror, chrome ladder style heated towel rail, panel enclosed bath with power over, PVCU double glazed obscured glass window, extractor fan, opening Velux window, skimmed ceiling with spotlights.

First Floor Landing

2.69m x 2.41m (8'10 x 7'11)

Carpeted stairs, various power points, PVCU double glazed window, fitted storage cupboard with various hanging rails & shelving, further cupboard above, loft hatch access with drop down ladder, skimmed ceiling with coving, smoke detector.

Master Bedroom

4.34m x 3.96m (14'3 x 13)

Carpeted flooring, radiator, PVCU double glazed bay window, picture rail, television point, various power points, skimmed ceiling with coving, smoke detector.

Bedroom Two

3.96m x 3.66m (13 x 12)

Carpeted flooring, radiator, various power points, television point, picture rail, PVCU double glazed window, skimmed ceiling, coving, smoke detector.

Bedroom Three

2.69m x 2.41m (8'10 x 7'11)

Carpeted flooring, radiator, PVCU double glazed window, various power points, picture rail, skimmed ceiling, coving, smoke detector.

Modern Fitted Family Bathroom

2.72m x 2.34m (8'11 x 7'8)

Vinyl flooring, low flush WC, contemporary hand wash basin with mixer tap & vanity unit below, wall mounted vanity unit with mirrored front, fitted storage cupboard with various shelving units, heated towel rail, panel enclosed D-shaped bath with power shower over having a wall mounted thermostatic control & on / off button, recessed shelving, fully tiled walls, skimmed ceiling with spotlights, extractor fan, PVCU double glazed window.

Externally

Front Garden

Mainly laid to block paving offering off street parking for approximately three plus vehicles, gated side access, fence & dwarf wall enclosed.

West Aspect Rear Garden

Patio area stepping onto large lawned area having various shrub & flower borders, outside security lighting, water but, outside tap, gated side access, double opening gates to the rear leading to hardstanding for extra off street parking or a perfect space for deliveries of large furniture requiring rear access to the property, garden is fence enclosed.

Detached Brick Built Garage

Having an electric up & over door, power & lighting, separate fusebox, outside security lighting, PVCU double glazed window, PVCU double glazed door directly accessing rear garden.

Council Tax

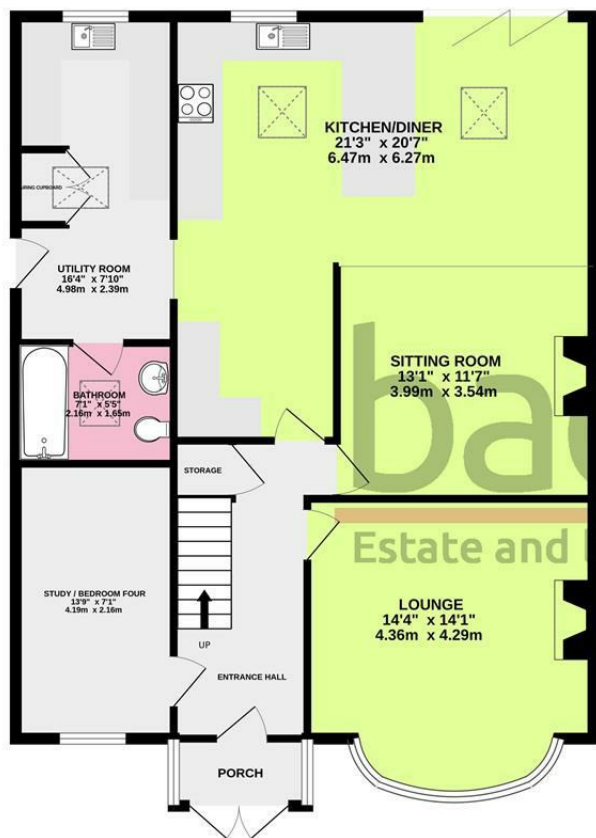
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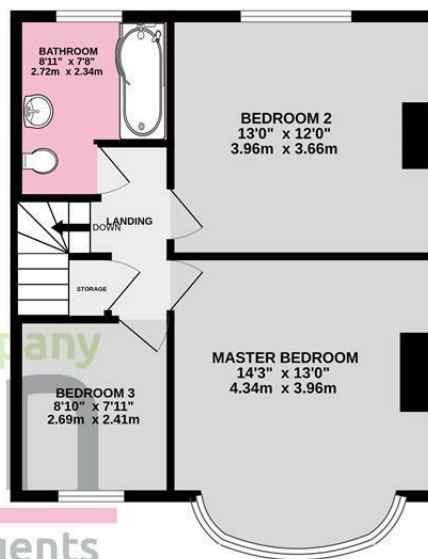




GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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	69	77
(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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