



63 Ardsheal Road, Sussex, BN14 7RN  
£2,250 Per Calendar Month

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A superb, generously sized three/four-bedroom semi-detached property is now available to let in the popular Broadwater area, conveniently located close to local schools and with easy access to the A27 and A24. The property enjoys pleasant views over Broadwater Green. The home features two reception rooms, with one easily adaptable as a fourth downstairs bedroom. The rear reception room has been extended and includes a skylight, while bi-fold doors open onto an attractive south facing garden with a patio. The modern, fully fitted kitchen offers a cream high-gloss range of matching base and wall units, beech wood-effect worktops, integrated fridge freezer, gas hob, and electric oven, along with space for a washing machine and dishwasher. Upstairs, there are two large double bedrooms and one single bedroom, served by a fully tiled bathroom with a contemporary white suite, separate bath, extra-large shower cubicle, and heated towel radiator. A convenient downstairs toilet. Additional features include gas central heating, off-road parking for two vehicles, CCTV, and an EV charger. Available mid to late May - viewing is highly recommended. Council Tax Band C. EPC rating C.

- Three/four-bedroom semi-detached home
- Sought-after Broadwater location
- Views overlooking Broadwater Green
- Two reception rooms (one suitable as a fourth bedroom)
- Extended rear reception room
- Bi-fold doors opening onto garden
- Modern fitted kitchen
- Two double bedrooms and one single bedroom upstairs
- Contemporary bathroom with separate bath and large shower
- Off-road parking for two cars, plus EV charger





### Entrance Hallway

### Separate Reception Room / Fourth Bedroom

4.42m (into bay) x 3.43m (14'6 (into bay) x 11'3)

### Sitting / Dining Room

7.87m x 4.93m (at max measurements) (25'10 x 16'2 (at max measurements))

### Kitchen

2.84m x 2.24m (9'4 x 7'4 )

### Ground Floor WC

1.30m x 0.79m (4'3 x 2'7)

### First Floor Landing

### Bedroom One

4.42m (into bay) x 3.43m (14'6 (into bay) x 11'3)

### Bedroom Two

4.70m (into bay) x 3.45m (15'5 (into bay) x 11'4)

### Bedroom Three

2.34m x 2.11m (7'8 x 6'11)

### Bathroom

2.90m x 2.08m (9'6 x 6'10)

### Externally

### Front Garden

Mainly laid to block paving offering off street parking for approximately two vehicles.

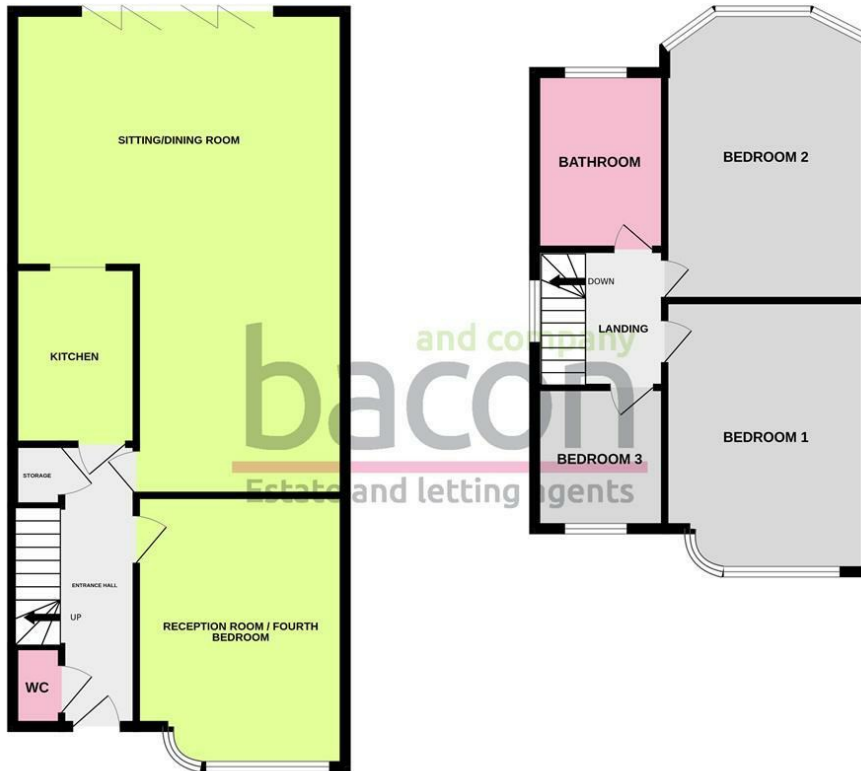
### Rear Garden

South facing



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. Made with Metropack C2006.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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