

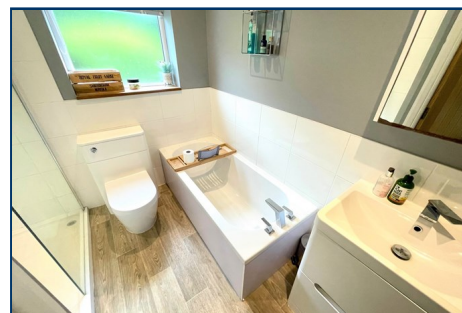
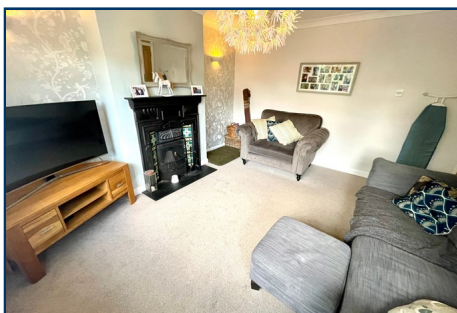


**IAN WATKINS**  
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## **FOUR BEDROOM SEMI DETACHED HOUSE WITH BEAUTIFUL SECLUDED GARDEN**

- 30ft Kitchen/Family Room
- Downstairs W/C
- Cinema Room
- Garage
- DG/GCH
- 14'6 Master Bedroom
- Beautiful Secluded Garden
- Garden access to South Downs

**OFFERS OVER £560,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this for bedroom semi-detached house in sought after Broadwater. The accommodation features a family lounge, a large 30' Kitchen diner with snug area, downstairs W/C, family bathroom on first floor and shower room on second floor. The property also benefits from a cinema/games room, beautiful secluded garden that gives access to the south downs, garage, parking for several cars on drive. The property has central heating and double glazing. Viewing highly recommended.

Accommodation in brief comprises:

## **DOUBLE GLAZED FRONT DOOR TO -**

### **ENTRANCE HALL**

Attractive wood effect flooring, radiator, under stairs storage cupboard, flat ceiling.

### **LOUNGE - 4.11m x 3.78m (13' 6" x 12' 5")**

Feature cast iron open fireplace with tile inserts and slate hearth, radiator, double glazed window, coved and flat ceiling.

### **KITCHEN/LIVING AREA - 9.25m x 4.39m (30' 4" x 14' 5")**

Excellent range of modern fitted cupboards comprising inset one and a half bowl stainless steel sink unit with mixer tap with cupboards under, work top surface adjacent with further cupboards under and eye level cupboards over, integrated Beko dishwasher, drawers and further work top surface with five ring hob and stainless steel canopy extractor fan over, excellent range of cupboards and drawers under, fitted double oven, cabinets over and under, pull out tall larder style unit, space for American fridge freezer with cupboard over, wood effect flooring, radiator, double glazed window, double glazed door giving access to rear garden.

### **DINING AREA**

Wood effect flooring, radiator, feature log burner, feature fitted book case either side of log burner, coved and flat ceiling with spotlights, cosy living area with wood effect flooring, door leading to WC, double glazed sliding patio doors leading to the decking and secluded rear garden.

### **DOWNSTAIRS CLOAKROOM**

Low level WC, wash hand basin with tiled splashback, wall mounted Worcester boiler that supplies hot water and central heating, space and plumbing for washing machine with cupboards over, heated towel rail, double glazed frosted windows.

### **STAIRS**

Double glazed window over stairs that gives added light.

### **LANDING**

Study area, radiator, double glazed window, power, flat ceiling

### **BEDROOM ONE - 4.42m x 3.51m (14' 6" x 11' 6")**

Excellent range of full length wardrobes, double glazed windows radiator.

### **BEDROOM TWO - 4.01m x 3.25m (13' 2" x 10' 8")**

West facing double glazed window with superb views over garden, flat ceiling, radiator,

### **BATHROOM**

Family bathroom with double width shower cubicle, bath, low level toilet, wash hand basin with cupboards under, glass fronted medicine cabinet, heated towel rail, frosted double glazed window, flat ceilings with spotlights.

### **STAIRS TO SECOND FLOOR**

landing with double glazed frosted window, flat ceiling.

### **BEDROOM THREE - 4.14m x 2.84m (13' 7" x 9' 4")**

Two Velux windows , radiator, storage space, flat ceiling with spotlights.

### **BEDROOM FOUR - 3.58m x 2.9m (11' 9" x 9' 6")**

Double glazed windows with stunning views over the garden, radiator, flat ceiling.

### **SHOWER ROOM**

Step in shower cubicle, low level WC, wash hand basin with cupboards over, glass fronted medicine cabinet over, heated towel rail, frosted double glazed window, flat ceiling with spot lights.

### **OUTSIDE**

Beautiful West facing garden, big trees at the rear, mainly laid to shaped lawn with flower tree and shrub borders, two decked areas one at the front and the second to the middle side of the garden with a hot tub that is included, two storage sheds, double glazed door giving access to the garage.

The bottom of the garden has a gate that leads to charmdean lane lading to the downs then eventually all the way to Cissbury ring.

Front Garden - Paved Drive Way

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.

## **GARAGE**

With electric roller door, power and light.

## **CINEMA ROOM/ GAMES ROOM - 2.9m x 2.31m (9' 6" x 7' 7")**

flat ceiling with spot light, double glazed window, electric heater.

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