Southfield Road, Worthing BN14 9EQ | Asking Price Of £285,000

- Edwardian Terraced House
- Open Plan Lounge Dining Room
- Two Double Bedrooms
- Converted Loft Space

- Beautifully Presented
- Modern Re-fitted Kitchen
- Spacious Bathroom
- Double Glazed and Gas Heating
This well presented Edwardian property has been well looked after but its current owners who have modernised both the kitchen and bathroom. The ground floor offers a bright and spacious open plan lounge/diner which leads on to the modern re-fitted kitchen. To the first floor there are two double bedrooms with fitted wardrobes to the master bedroom, the bathroom has also been refitted with modern suite including a bath and separate shower. The property benefits from a useful loft space that has been converted into a occasional bedroom or study. Externally there is a delightful rear garden with a timber garden shed and fencing to all sides.

Located in the popular area of Broadwater and within easy walking distance to the local shops and cafes on the main Broadwater shopping parade. Buses serve the area and the nearest train station is within easy reach.
ENTRANCE HALL
Approached by wooden door, stairs rising to first floor landing, radiator, door into

DINING ROOM
11’ 2” x 10’ 0” (3.4m x 3.05m) Double glazed door leading onto rear garden, opening into

LOUNGE
11’ 2” x 9’ 0” (3.4m x 2.74m) Double glazed window, radiator, television point.

KITCHEN
11’ 2” x 8’ 5” (3.4m x 2.57m) Modern fitted suite comprising areas of fitted work surface with inset sink, shelved base and wall cupboards above and below, space for washing machine and upright fridge freezer, further space for range cooker with fitted extractor hood over, walk in larder style cupboard, double glazed windows overlooking rear garden.

FIRST FLOOR LANDING

MASTER BEDROOM
13’ 0” x 11’ 2” (3.96m x 3.4m) Double glazed windows, fitted wardrobes with mirror fronted sliding doors, radiator. Door to loft room.

BEDROOM TWO
11’ 3” x 7’ 9” (3.43m x 2.36m) Double glazed window, radiator.

BATHROOM
10’ 8” x 8’ 0” (3.25m x 2.44m) Modern refitted suite comprising a panelled bath, separate shower cubicle, low level flush w.c, wash hand basin, heated towel rail, tiled walls, double glazed window.

LOFT ROOM
13’ 0” x 13’ 0” (3.96m x 3.96m) Double glazed velux window, eaves storage. Ideal space for a home office.

OUTSIDE

REAR GARDEN
Well cared for with areas of paving making an ideal spot for outside dining, well stocked flower and shrub borders. Timber garden shed to the rear and enclosed by fencing to all sides.
Floor Area
89m² - floor area is quoted from the EPC

Tenure
Freehold

Council Tax
Band

Viewing Arrangements
Strictly by appointment

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