

BROADWATER OFFICE

2 Broadwater Boulevard, Worthing, West Sussex, BN14 8JE

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103 Broomfield Avenue, Worthing | Asking Price Of £399,950

- Semi Detached House
- Two Reception Rooms
- South aspect Rear Garden
- Gas central Heating
- Off Road Parking
- Three Bedrooms
- Sun Room
- Garage/Workshop
- Double Glazed Windows
- Popular TAB Catchment Area



A well looked after family home with a delightful South aspect rear garden. The property accommodates two reception rooms, sunroom, fitted Howdens kitchen, three bedrooms and spacious bathroom. The property benefits from many original features, double glazed windows, gas central heating and garage.

Located in the popular Thomas A Becket Catchment area and within walking distance to local shops at Rectory Road and Broadwater main shopping parade.



ENTRANCE HALL

Approached by original wooden door with feature windows to either side, stairs rising to first floor landing with under stairs storage cupboard, stripped wooden floor boards, radiator.

LOUNGE

13' 8" x 12' 8" (4.17m x 3.86m) Double glazed bay window, radiator, television point, wall mounted gas fire with remote control, folding glazed doors into

DINING ROOM

12' 11" x 11' 9" (3.94m x 3.58m) Radiator, glazed doors onto

SUN ROOM

19' 3" x 8' 0" MAX (5.87m x 2.44m) Double glazed windows and doors leading onto rear garden, tiled flooring, space and plumbing for washing machine.

KITCHEN

13' 8" x 7' 8" narrowing to 6'7 (4.17m x 2.34m) Howdens fitted suite comprising areas of fitted work surfaces with inset sink and drainer, fitted gas hob with extractor hood over, further fitted oven and microwave, space for upright fridge freezer and dishwasher, range of shelved wall and base units, double glazed windows, opening into sun room.

FIRST FLOOR LANDING

Double glazed windows, access to loft space.

BEDROOM ONE

12' 11" x 12' 11" (3.94m x 3.94m) Double glazed windows, fitted wardrobes, radiator.

BEDROOM TWO

13' 7" x 11' 3" (4.14m x 3.43m) Double glazed window, fitted mirror fronted wardrobes, radiator, television point.

BEDROOM THREE

8' 3" x 7' 6" (2.51m x 2.29m) Double glazed window, radiator.

BATHROOM

10' 0" x 5' 10" (3.05m x 1.78m) Panelled bath with shower over and fitted shower screen, low level flush w.c, wash hand basin, fitted storage cupboard, double glazed windows, airing cupboard housing 'Worcester Bosch' combination boiler.

OUTSIDE

FRONT GARDEN

Hardstanding providing off road parking and drive to garage, flower borders.

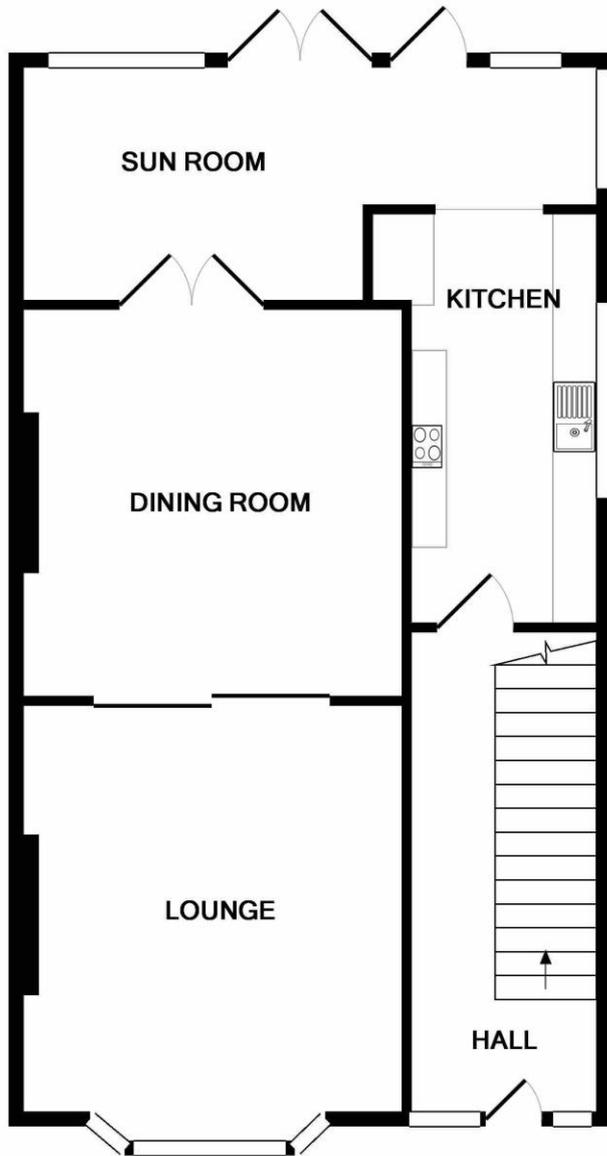
GARAGE/WORKSHOP

Double wooden doors, power and lighting.

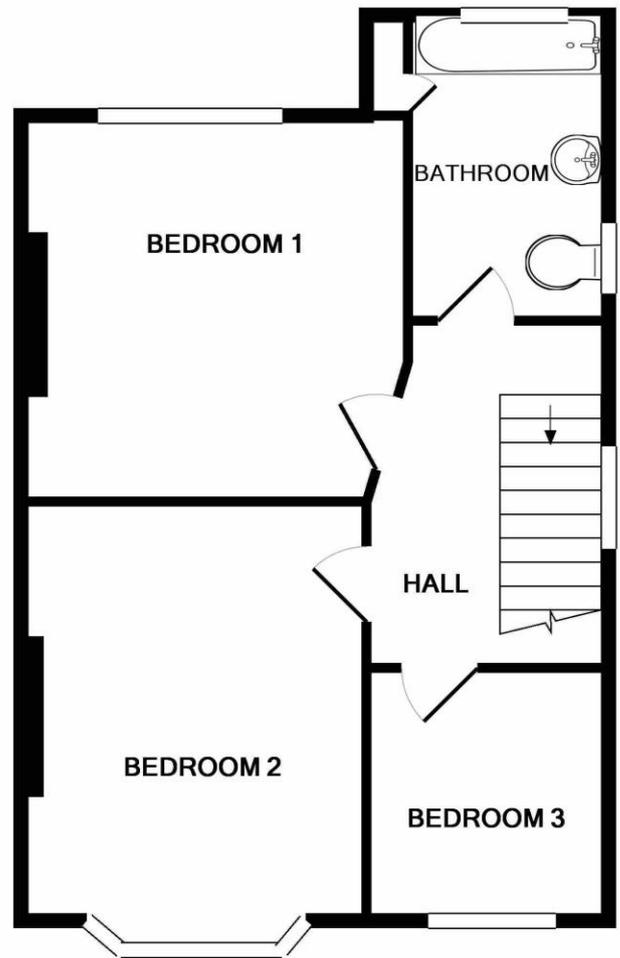
REAR GARDEN

Popular South aspect, the first area is laid to patio leading onto the main which is laid to lawn with well-maintained flower and shrub borders, timber garden shed to the rear. enclosed by fencing to all sides. Garden gates gives access to front garden.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floor Area

/ - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band D Worthing Borough Council

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy Performance Certificate
to follow

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fitings or other fixtures, unless expressly mentioned, are not necessarily included with the property.