



Henty Road | Broadwater | Worthing | BN11 3EU
Offers Over £400,000



Jacobs Steel are excited to offer for sale this 1930's mid terrace family home ideally located in a popular residential neighbourhood and only a short distance from local shops, amenities and Worthing central train station. The property boasts a bay fronted living room, fitted kitchen and separate dining room, three first floor bedrooms, modern style family bathroom and a ground floor w/c. In addition the rear garden is of the popular south aspect whilst the front garden is paved for ease of maintenance.



Key Features

- Mid Terrace Family Home
- Bay Fronted Living Room
- Dining Room With Access To Garden
- Downstairs w/c
- 'U' Shaped Kitchen
- Three Bedrooms
- Family Bathroom Suite
- South Facing Rear Garden
- Broadwater/Tarring Border
- Close To Worthing Central Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The entrance porch is accessed through the UPVC front door and offers the perfect area to store coats and shoes before a composite front door leads through to the hallway with doors to all ground floor rooms and stairs ascending to the floor. The living room measures 11'11" x 12'08" and features a bay fronted window to allow for plenty of natural light, alongside a period style cast iron fireplace. To the rear of the ground floor and overlooking the garden the 'U' shaped kitchen utilises the space well and consists of both wall and floor mounted wood effect cabinets with contrasting worktops and a tiled floor, an integrated oven, hob, microwave and fridge-freezer, alongside space and provisions for a washing machine. An opening in the wall looks through to the separate dining room which measures 10'10" x 12'09" and allows access to the rear garden and also a large storage cupboard and ground floor w/c. On the first floor three bedrooms are located with bedrooms one measuring 10' 10" x 13'01" benefitting from fitted wardrobes and a cast iron fireplace, whilst bedroom two measures 09'09" x 12'08" and boasts a delightful bay window. The family bathroom suite is partly tiled and comprises of a bath with a shower over, w/c and wash hand basin.

EXTERNAL

The family friendly rear garden benefits from the extremely sought after southerly aspect and is laid mainly with Astroturf with a patio area for ease of maintenance and creates a section of outside space for all members of the family. Flower and shrub borders flank the Astroturf to add to the pleasant aesthetic whilst two wooden storage units add to the practicality. The garden is enclosed with close board fencing and benefits from a gate at the rear providing external access. The front garden is paved for ease of maintenance and provides parking opportunities.

LOCATION

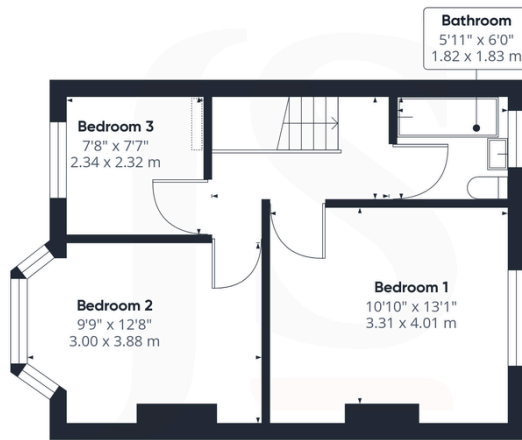
Situated on the boarder of Tarring and Broadwater area and conveniently located within easy reach of local shops nearby and Broadwater's main shopping parade. The area is popular with families as it falls within sought after school catchment areas, including Broadwater CofE Primary. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than 1.1km away. The nearest station is Worthing mainline less than 300 metres away, with other transport links running nearby.

Council Tax Band: C

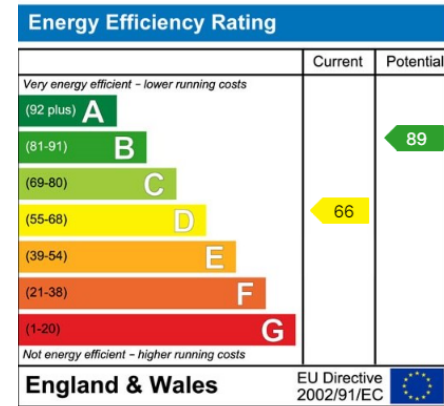
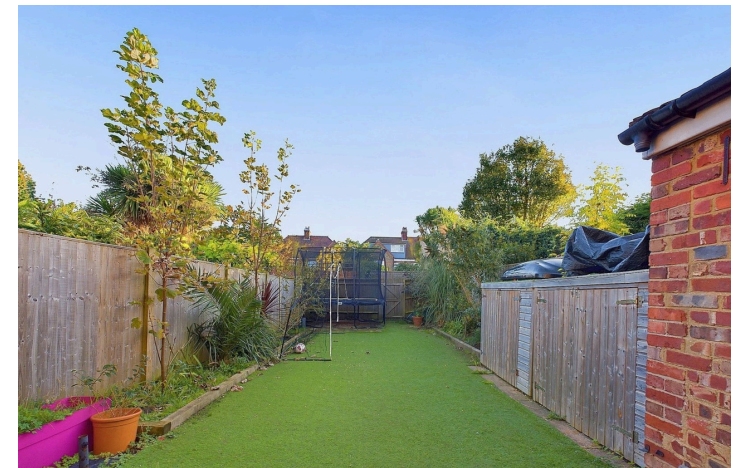




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Freehold

Council tax band: C

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/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.