JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

95 Southfield Road

, Broadwater, BN14 9EQ

Guide price £350,000

Freehold Council Tax Band B

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We are pleased to offer for sale this characterful family home, ideally located within a short walk of Broadwater Village.

The accommodation comprises useful porch leading into the entrance hall, with access to the living room featuring a fireplace and plantation shutters. This leads through to the dining room and steps down to the shaker style fitted kitchen with a range of base and eye level units and butler sink.

Stairs lead to the first floor with two bedrooms, the main bedroom benefiting from beautifully fitted wardrobes. There is a stunning bathroom featuring a traditional clawfoot bath and separate shower and further fireplace.

Externally, the front garden is laid to shingle, with an original tiled path leading to the front door. To the rear, the garden has been designed for ease of maintenance, with artificial grass and a block paved seating area.

Further benefits include gas fired central heating, double glazing and a wealth of retained character features throughout.

Situated in favoured Broadwater, local shopping facilities can be found nearby whilst the property is also situated for good links for the A27 and A24. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities is approximately two mile distance. Primary and secondary schools also serve the area.

Entrance Porch

Hallway

Living Room With Feature Fireplace
11" x 10'5 (3.35m x 3.18m)

Dining Room
11" x 10'5 (3.35m x 3.18m)

Shaker Style Kitchen
11" x 8'5 (3.35m x 2.57m)

Stairs To First Floor

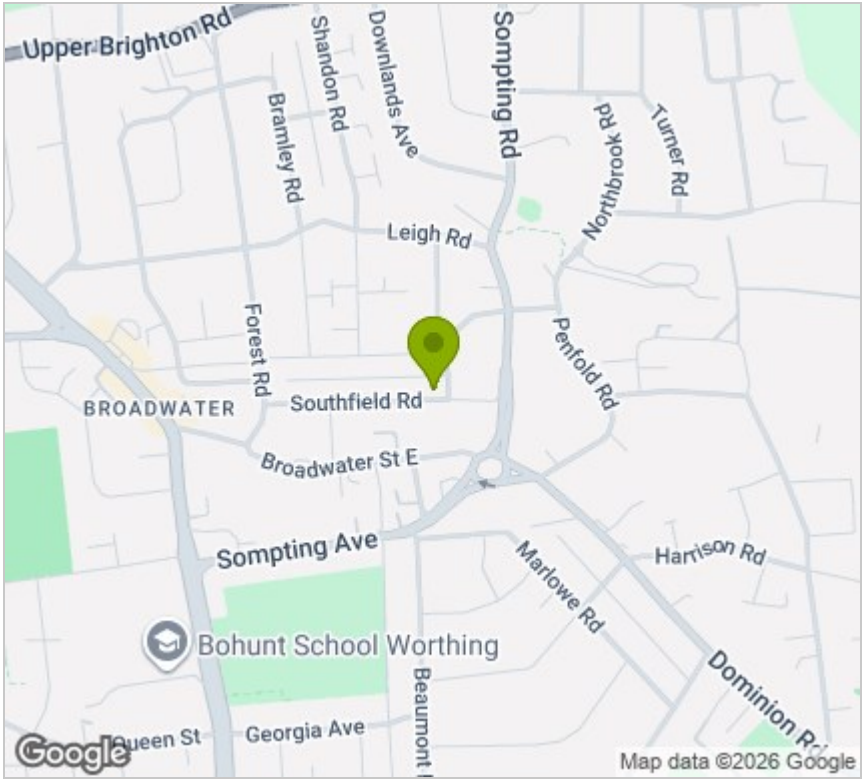
Bedroom One With Fitted Wadrobes
13'10 x 11'2 (4.22m x 3.40m)

Bedroom Two
11'4 x 7'11 (3.45m x 2.41m)

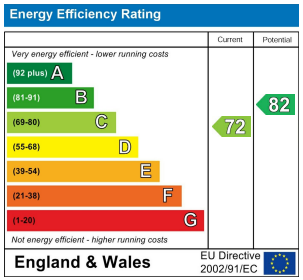
Bathroom

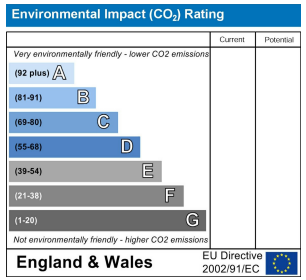
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

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