



12 Broadview Gardens

, Worthing, BN13 3DZ

Offers over £500,000

Freehold Council Tax Band D

This distinctive Dutch Barn Style family home boasts spacious, versatile accommodation and occupies a highly sought after position in the desirable area of High Salvington.

The property welcomes you via a glazed entrance porch into a charming hallway, complemented by original wood flooring. The generous living room features a striking fireplace and offers stunning views stretching down to Worthing seafront. A well appointed kitchen is fitted with classic butcher block worktops and an inset range. A second reception room provides additional versatility on the ground floor, alongside a modern fitted conservatory, a convenient downstairs WC, and a practical lean-to/utility room.

Upstairs, a spacious landing leads to three well proportioned bedrooms, two of which are generous doubles. The family bathroom is fitted with a contemporary suite with storage cupboard housing a recently fitted boiler.

Externally, the property continues to impress with a shingled driveway offering off road parking for two vehicles and a beautifully maintained front garden featuring a lawn and wood chipped borders. To the rear, a substantial private garden enjoys a peaceful setting with mature trees, a dedicated seating area perfect for outdoor relaxation, and direct access to the garage via the utility room.

Further highlights include gas fired central heating, full double glazing, and a high standard of presentation throughout.

Internal viewing is considered essential to appreciate the overall size and condition of this beautifully family home.

Glazed Entrance Porch

Entrance Hall





Spacious Living Room With
Feature Fireplace
11'2 x 16" (3.40m x 4.88m)

Reception Room
11'7 x 11'7 (3.53m x 3.53m)

Conservatory
12'2 x 7'9 (3.71m x 2.36m)

Ground Floor Cloakroom

Kitchen With Butcher Block
Worktops
11'7 x 7" (3.53m x 2.13m)

Lean To/ Utility Room
11'9 x 8'11 (3.58m x 2.72m)

Bedroom One
15'6 x 11" (4.72m x 3.35m)

Bedroom Two
10'8 x 12'6 (3.25m x 3.81m)

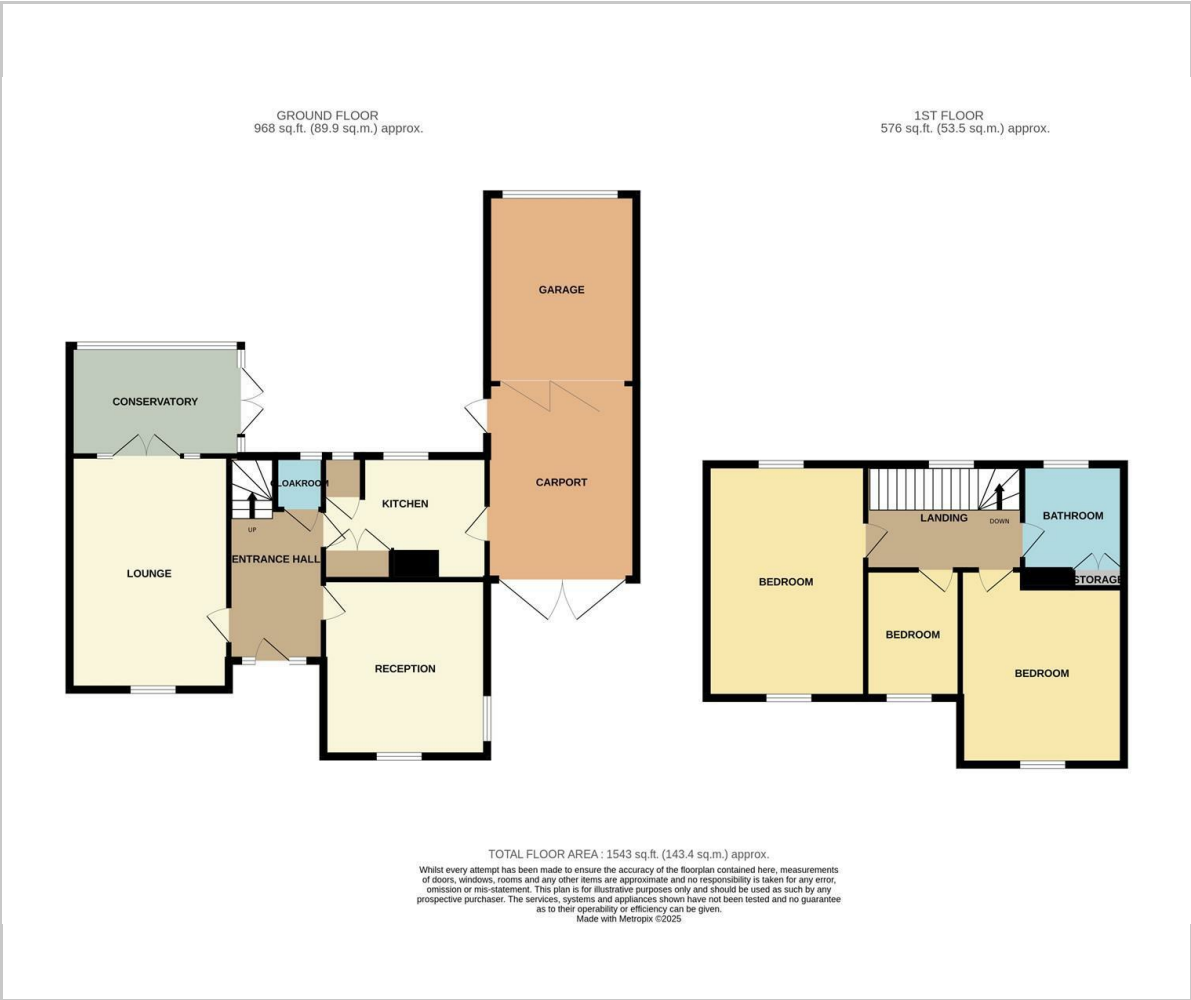
Bedroom Three
7" x 6'6 (2.13m x 1.98m)

Family Bathroom

Garage
16" x 10" (4.88m x 3.05m)



Floor Plan



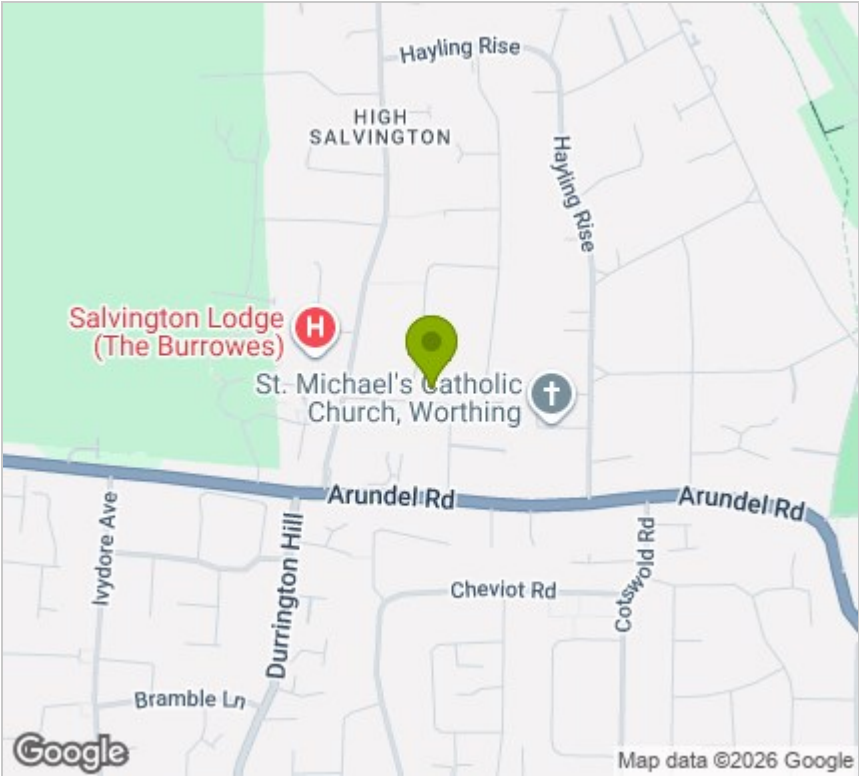
Viewing

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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Area Map



Energy Efficiency Graph

