



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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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)

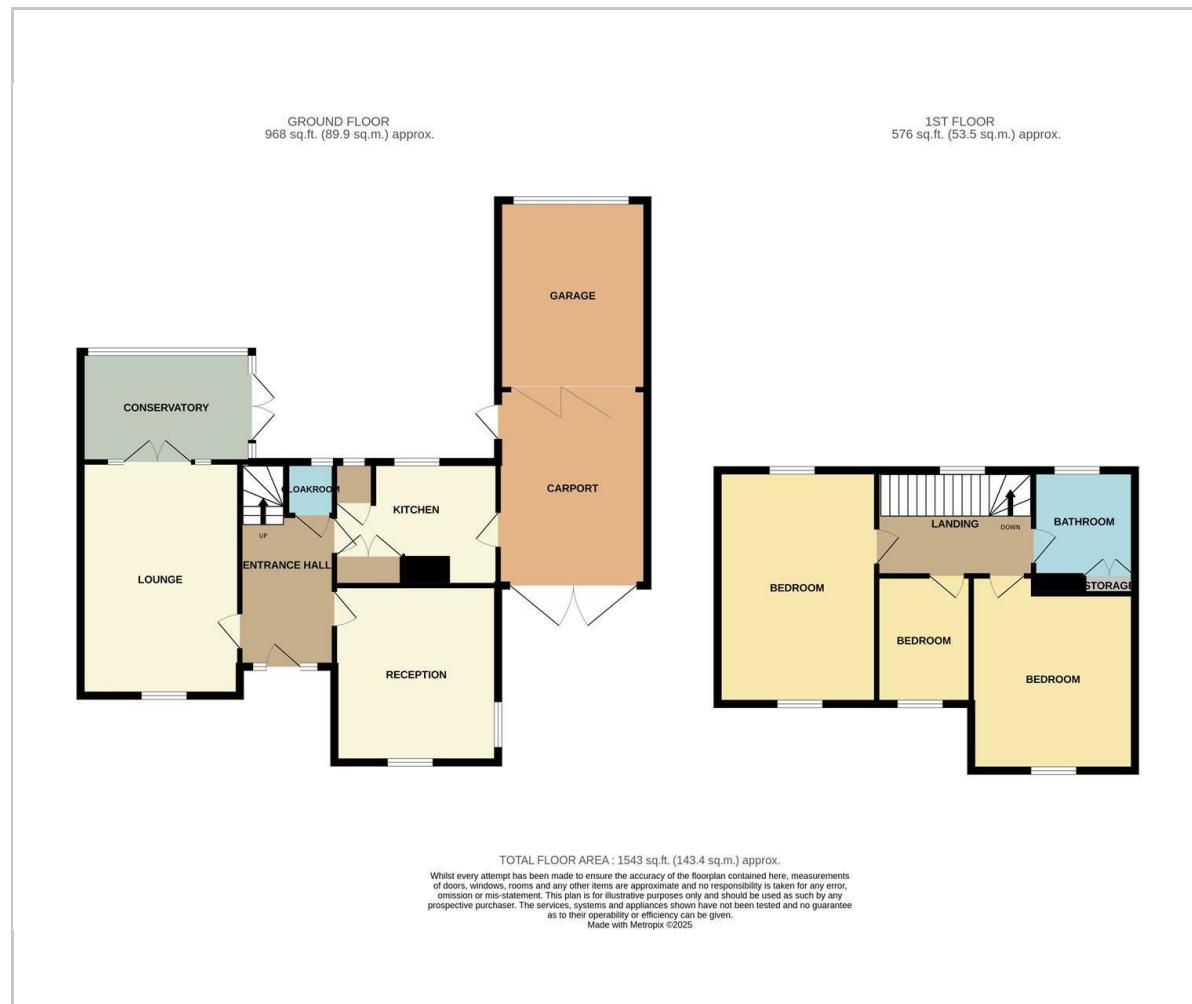
Bedroom Three  
7" x 6'6 (2.13m x 1.98m)

Family Bathroom

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



## Floor Plan



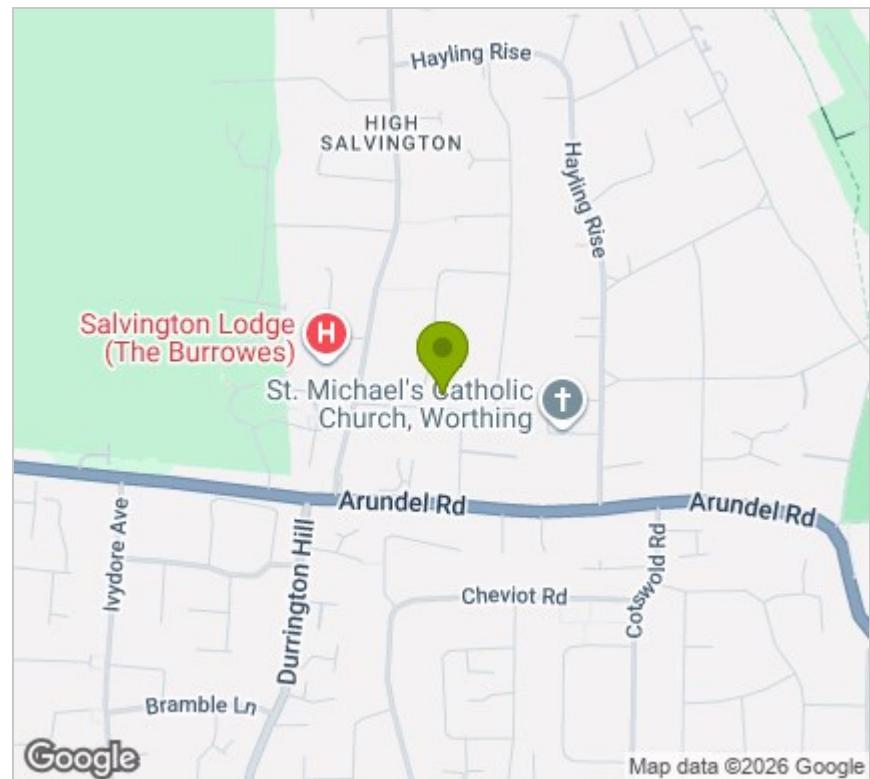
## Viewing

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

