



SOUTHFIELD ROAD, BN14
£345,000 FREEHOLD

Winkworth



SOUTHFIELD ROAD, BN14

A popular Victorian cottage on a favoured road being within a favoured position close to Broadwater's High Street and amenities. Presented in lovely order this charming home has well-balanced interiors and superb south facing garden.

Southfield Road is in the heart of Broadwater which is a residential area of Worthing just north of the seafront town. The tree-lined avenue is coveted for its period homes set behind front gardens by young families and downsizers who enjoy the convenience of the position.

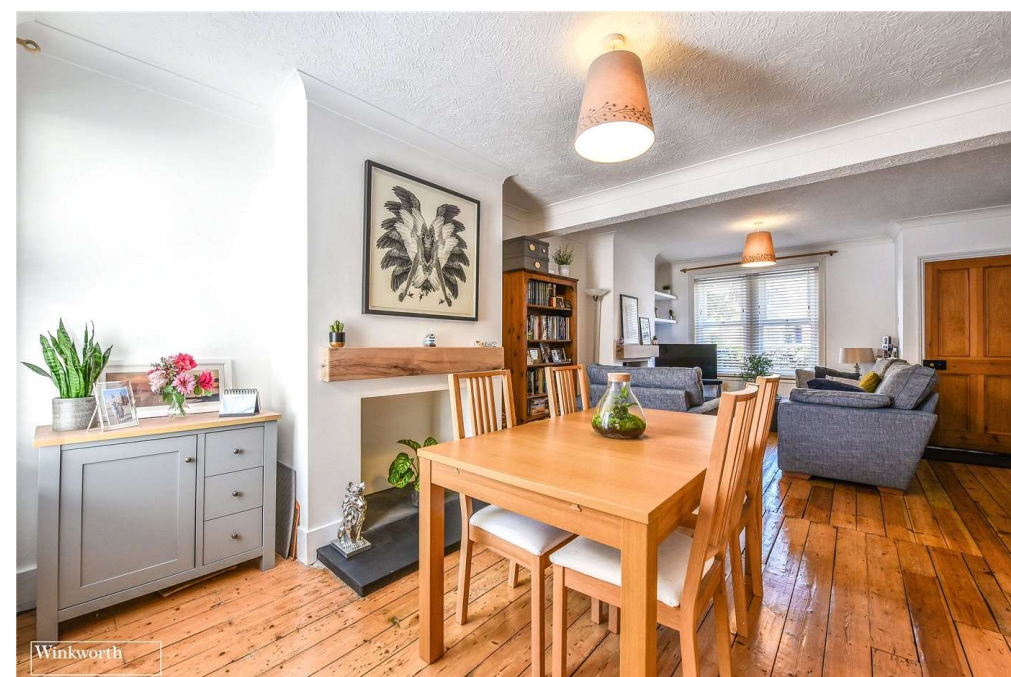
Our home is presented in superb order with accommodation totalling 804sqft to include the large ground floor reception room. Formerly two rooms now opened into one space with two distinct areas for reception and dining the room boasts a beautiful, stripped wood floor and two fireplaces with one having a modern wood burner. The kitchen to the rear is appointed with a range of modern kitchen wall and base units with space for appliances and a door leading to the garden.

On the first floor are two double bedrooms the larger being to the front with views over the street, the second with views over the rear garden. The family bathroom is of a superb size being fitted with a modern white suite comprising a bath with shower, w.c and basin. On the upper landing, there is access to the loft and a useful laundry cupboard to supplement the understairs storage.

Externally the house is approached over a private front garden with a walled border and privacy hedging. The rear garden is of a great size and is hard landscaped for low maintenance with established planting to the borders giving the space a private feel and adding a touch of colour.

Broadwater Road with local amenities is a short walk away to include shops, restaurants, public houses, banks, dentist, pharmacy, and doctors. Worthing mainline station with direct trains to Brighton, Gatwick and London is just 1.3 miles and local road links give quick access to the A27, A24 and A23.

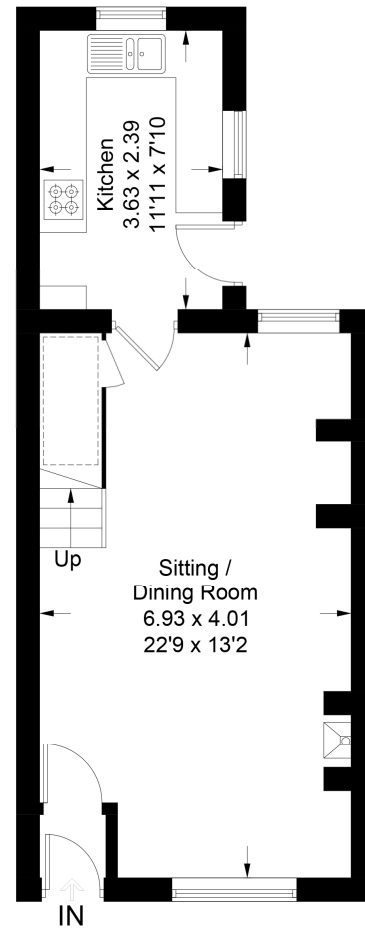




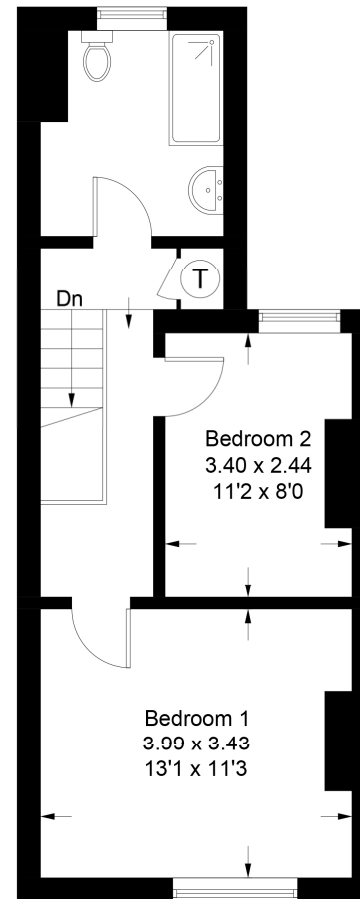
54 Southfield Road

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft

 = Reduced headroom below 1.5m / 5'0



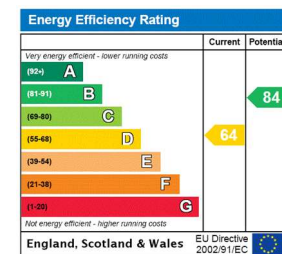
Ground Floor



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.



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