





## 13 Broadview Gardens

Worthing

A deceptively spacious four bedroom detached chalet residence situated within the highly sought after catchment area of High Salvington. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, kitchen/breakfast room, utility room, office, ground floor shower room/w.c, first floor landing, principle bedroom with en-suite shower room/w.c, three further double bedrooms, family bathroom/w.c, private driveway, car port, garage and feature South facing rear garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

### **Enclosed Entrance Porch**

Accessed via a leaded light double glazed front door. Triple aspect via East, North and West facing leaded light double glazed windows. Electric heater. Tiled flooring. Wall light point. Level ceiling. Part glazed wooden front door to reception hall.

### **Reception Hall**

16' 2" x 9' 2" (4.93m x 2.79m)

North aspect leaded light double glazed window. Radiator. Wood flooring. Understairs storage cupboard. Central heating thermostat. Levelled and coved ceiling. Staircase to first floor landing.

### **Lounge**

19' 10" x 14' 0" (6.05m x 4.27m)

Triple aspect via North and West facing leaded light double glazed windows and South facing double glazed windows and French doors to the rear garden offering views across parts of Worthing and to the sea beyond. Two radiators. Chimney breast with feature fireplace recess having brick hearth and inset wood burning fire. Dimmer switch. Levelled and coved ceiling.

### **Dining Room**

13' 0" x 10' 2" (3.96m x 3.10m)

South aspect via double glazed windows overlooking the rear garden. Radiator. Dimmer switch. Levelled and coved ceiling.

### **Kitchen/Breakfast Room**

12' 9" x 11' 4" (3.89m x 3.45m)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboards below. Areas of granite worksurfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset Neff four ring induction hob with extractor hood over. Fitted double oven including microwave. Integrated fridge freezer. Tall panel radiator. Part tiled walls. Wood flooring. Levelled and coved ceiling. East aspect double glazed window. Double glazed French doors to rear garden.



### Utility Room

8' 9" x 8' 4" (2.67m x 2.54m)

Circular single sink unit with mixer taps and storage cupboard below. Worksurface area with space for washing machine and tumble dryer below. Matching shelved wall units. Fitted and matching floor to ceiling storage cupboard. Coat hanging area. Radiator. Built-in shelved storage cupboard. Wood flooring. Levelled and coved ceiling. East aspect double glazed window. Double glazed door to rear garden.

### Office

8' 3" x 6' 1" (2.52m x 1.85m)

West aspect leaded light double glazed window. Radiator. Levelled and coved ceiling.

### Ground Floor Shower Room

6' 6" x 6' 1" (1.98m x 1.85m)

Fitted suite comprising of a step in shower cubicle having shower unit and tiled surround. Pedestal wash hand basin with mixer taps. Pushbutton WC. Chrome ladder design radiator. Cupboard housing the homes wall mounted Worcester central heating boiler. Majority tiled walls. Levelled and coved ceiling. Wood affect flooring. Obscure glass double glazed window.

### First Floor Landing

Levelled and sloping ceiling with access to loft space. Radiator. Eaves storage cupboard. Doors to all first floor rooms.

### Bedroom One

19' 4" x 13' 2" (5.89m x 4.01m)

Dual aspect via a North facing leaded light double glazed window and West facing Velux window. Radiator. Fitted mirror fronted bedroom wardrobes. Fitted air conditioning unit. Levelled and coved ceiling. Eaves storage cupboard.

### En-Suite Shower Room

6' 7" x 4' 5" (2.01m x 1.35m)

Fitted suite comprising of a walk-in double shower cubicle with shower unit and tiled surround. Pedestal wash hand basin with mixer taps. Pushbutton WC. Tiled flooring. Chrome ladder design radiator. Fully tiled walls. Levelled ceiling. Obscure glass double glazed window.



### **Bedroom Two**

13' 10" x 11' 10" (4.22m x 3.61m)

Dual aspect via South and West facing double glazed windows with fitted shutters and offering views across part of Worthing and to the sea beyond. Built-in bedroom wardrobes. Radiator. Levelled ceiling.

### **Bedroom Three**

13' 2" x 7' 10" (4.01m x 2.39m)

South aspect via double glazed window with fitted shutters and offering views across part of Worthing and to the sea beyond. Fitted bedroom wardrobes. Eaves storage cupboard. Radiator. Levelled ceiling.

### **Bedroom Four**

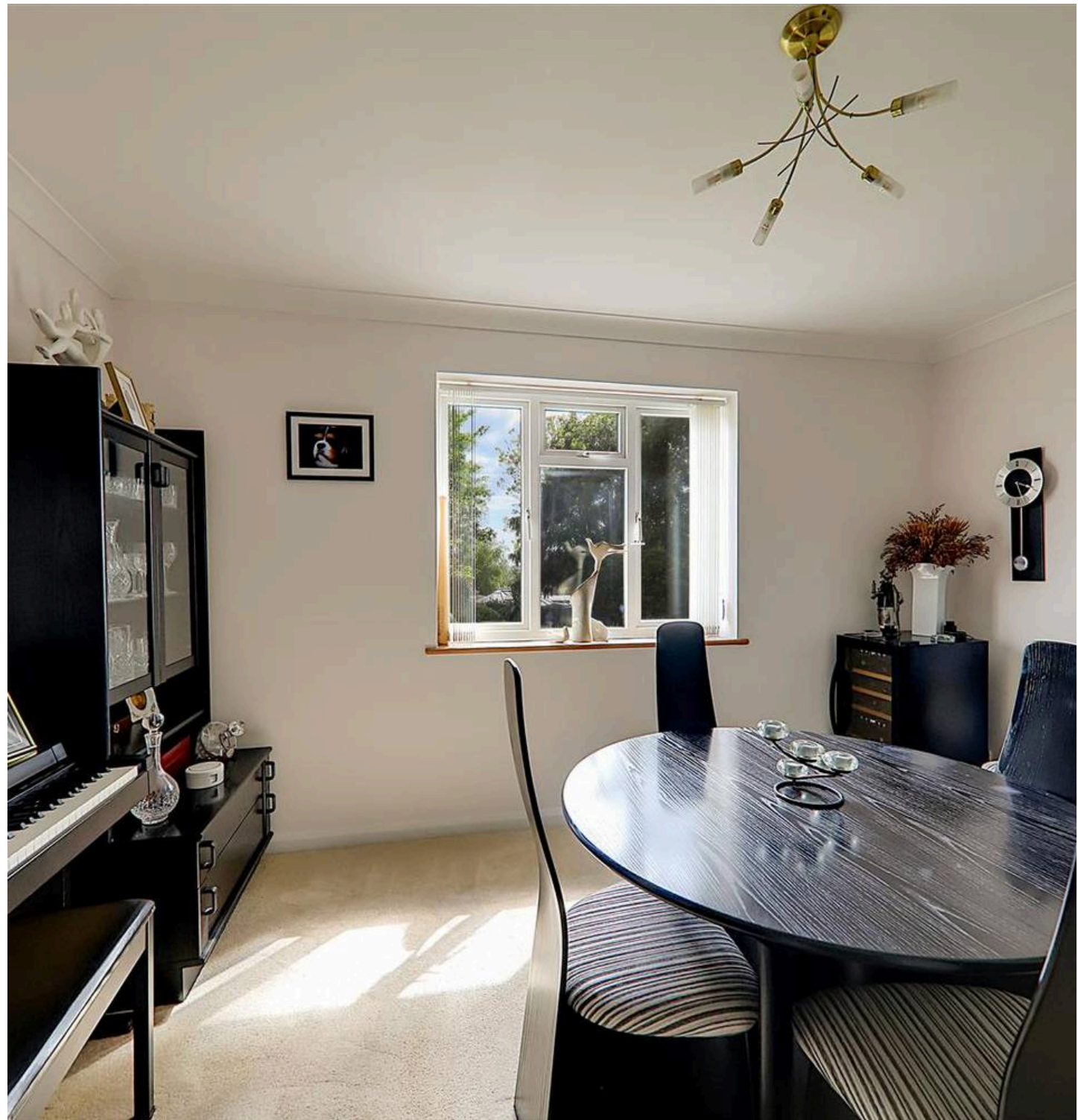
11' 7" x 10' 3" (3.53m x 3.12m)

Dual aspect via East and South facing double glazed windows with fitted shutters and offering views across part of Worthing and to the sea beyond. Radiator. Levelled and part sloping ceiling.

### **Bathroom/W.C**

7' 11" x 6' 7" (2.41m x 2.01m)

Fitted suite comprising of a panelled bath with twin hand grips and having mixer taps with shower attachment and shower screen over. Concealed pushbutton WC. Wash hand basin in vanity unit with mixer taps, storage cupboards and drawers below. Chrome ladder design radiator. Electric shaver point. Fully tiled walls. Tiled flooring. Levelled ceiling. Obscure glass double glazed window.



## OUTSIDE

### Private Driveway

Large brick block paved private driveway providing off-road parking for numerous vehicles and leading to the carport and garage and with side gates to the rear garden

### Car Port

Pitched tiled roof with parking spaces for one to two vehicles.

### Garage

15' 5" x 10' 6" (4.70m x 3.20m)

Brick built and adjoining garage accessed via an up and over door. Power and light. Obscure glass leaded light double glazed window.

### Rear Garden

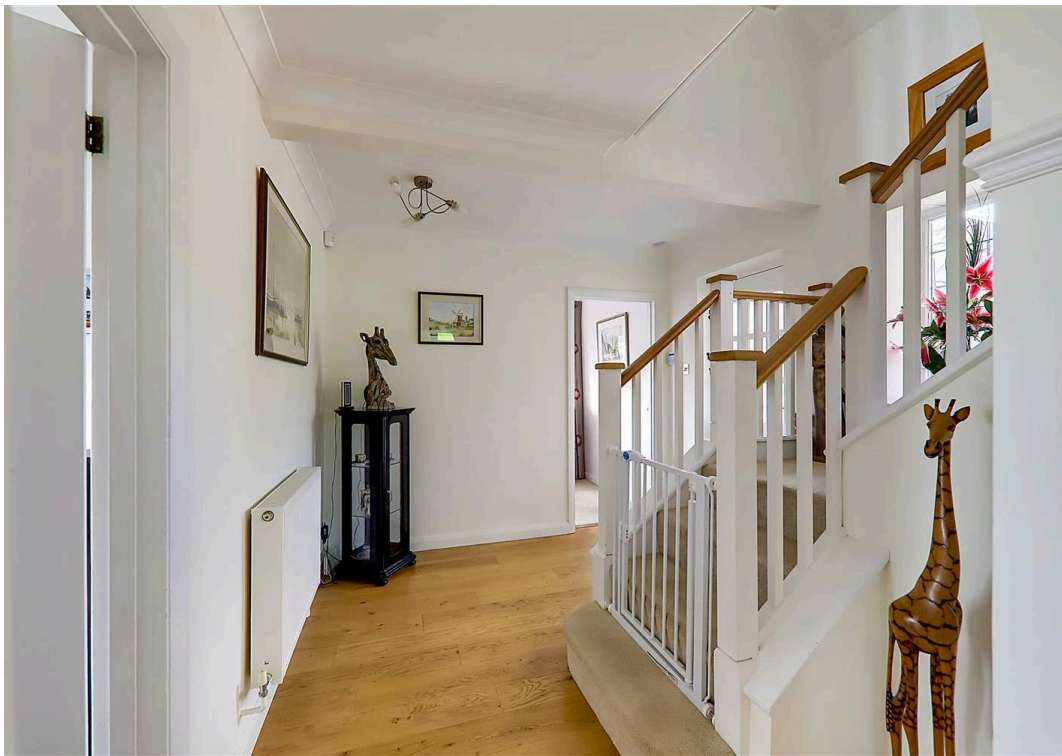
A particular feature of the home due to its size, Southerly aspect and seclusion. The first area of garden is raised with sandstone paving to the full width of the property and having ample space for garden table, chairs and entertaining. This patio area also has outside wall lights and electric power socket. Steps down to the majority of garden area which is laid to lawn with extensive and mature flower and shrub borders. Two raised wood decked patio and seating areas one, both with electric power socket and one with fitted barbecue area. Greenhouse. Potting shed. Gate to side garden area with paved patio area, secondary lawn area, rockery bed and shingle borders. Summerhouse. Gate to private driveway. Additional side gate to car port.

### Council Tax

Council Tax Band F









GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Bacon and Company

Bacon and Company, 1-3 Broadwater Street West, Worthing - BN14 9BT

01903524000 · broadwater@baconandco.co.uk · www.baconandco.co.uk



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