



## Brittany Road, Worthing, BN14 7DY

Guide Price £430,000

Recently refurbished with a brand new kitchen and bathroom, this versatile mid-terrace home is ideally positioned in the heart of Broadwater, close to local shops, schools and the popular Broadwater Green.

The accommodation offers a spacious and flexible layout, beginning with a generous lounge leading through to a separate dining room which could also be used as a fourth bedroom, home office or playroom depending on requirements. The newly installed kitchen provides modern units and work surfaces with space and plumbing for appliances.

Upstairs, there are two comfortable double bedrooms with fitted wardrobes, a further single bedroom, and a newly fitted contemporary bathroom suite.



Council Tax Band: C

- Mid-terrace house in Broadwater
- Brand new kitchen with appliance space
- Lounge plus separate dining room
- Two double bedrooms with wardrobes
- Rear garden with large storage shed

- Recently refurbished throughout
- Newly fitted modern bathroom suite
- Dining room could serve as bedroom four
- Additional single bedroom
- Off-road parking for one vehicle



Broadwater, a vibrant district in Worthing, captivates residents and visitors alike with its diverse charm and community atmosphere. Nestled to the northwest of Worthing's town center, Broadwater offers a mix of Victorian and modern architecture, creating a unique streetscape. The area boasts an array of local shops, cafes, and businesses, contributing to its bustling and friendly character. Residents appreciate the proximity to amenities such as parks, schools, and healthcare facilities, making it an ideal location for families. Broadwater's rich history is reflected in its historic landmarks, blending seamlessly with the contemporary conveniences that make it a sought-after and welcoming neighborhood within the coastal town of Worthing.



EPC Rating:

D

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 80        |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

## Brittany Road, Worthing, BN14

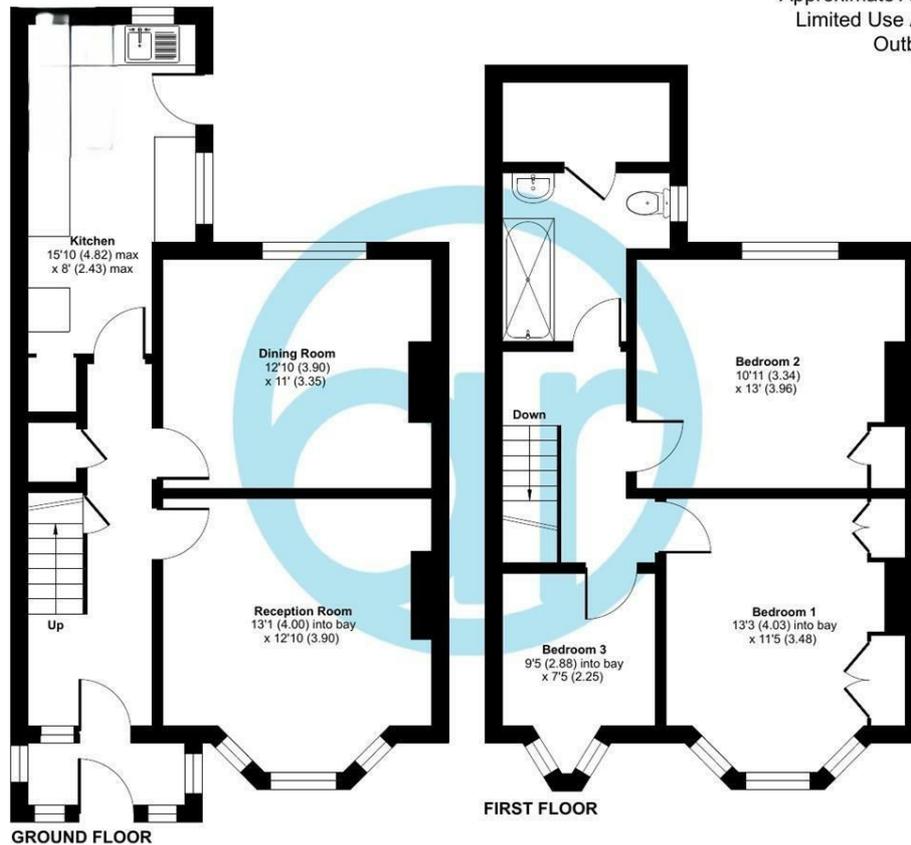
Approximate Area = 1018 sq ft / 94.5 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 1068 sq ft / 99 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Aspire Residential Real Estate. REF: 1313595

### Aspire Residential | Goring-by-Sea

28 Goring Road

Goring-by-Sea

Worthing

BN12 4AD

Telephone: 01903 259 961

Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Aspire Residential | Durrington / Salvington

5 Selden Parade

Salvington Road

Worthing

BN13 2HL

Telephone: 01903 910 424

Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Sales Limited, a Company registered in England and Wales with registration number 11659289. VAT No. 317450614

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.