



## King Edward Avenue, Worthing, BN14 8DG

Asking Price £475,000

A beautifully refurbished three bedroom semi detached house, ideally situated within the highly sought after Broadwater area.

The accommodation comprises an entrance porch leading into a spacious entrance hall, featuring herringbone wood effect flooring throughout the ground floor. The bay fronted lounge offers a welcoming living space, while the kitchen dining room is fitted with a modern luxury kitchen and a range of integrated appliances, including a washing machine, dishwasher, fridge freezer, oven, hob, and extractor. Patio doors from the dining area open onto a stunning rear garden, with a lovely patio area, perfect for entertaining and relaxation.

On the first floor, the landing provides access to the loft and three bedrooms, along with a beautifully refitted bathroom complete with a separate shower cubicle.



Council Tax Band: C

- Beautifully refurbished three bedroom semi detached house
- Garage & Off road parking for several vehicles – a rare and valuable feature
- Three well proportioned bedrooms
- Convenient location close to Worthing Town Centre, shops, schools, parks, and transport links
- Character features with a contemporary finish
- Bright and spacious living area
- Large private rear garden – perfect for entertaining, gardening or family play
- Brand new heating, electrical systems and double glazing
- Popular school catchment
- Sold with vacant possession



Broadwater is a vibrant and well established district, popular with families and professionals. The property is just half a mile from Worthing Town Centre and less than half a mile from Worthing Mainline Station. It offers a mix of period and contemporary homes, a strong community feel, independent shops, cafes, and eateries, as well as green spaces, good schools, healthcare, and excellent transport links.



EPC Rating:

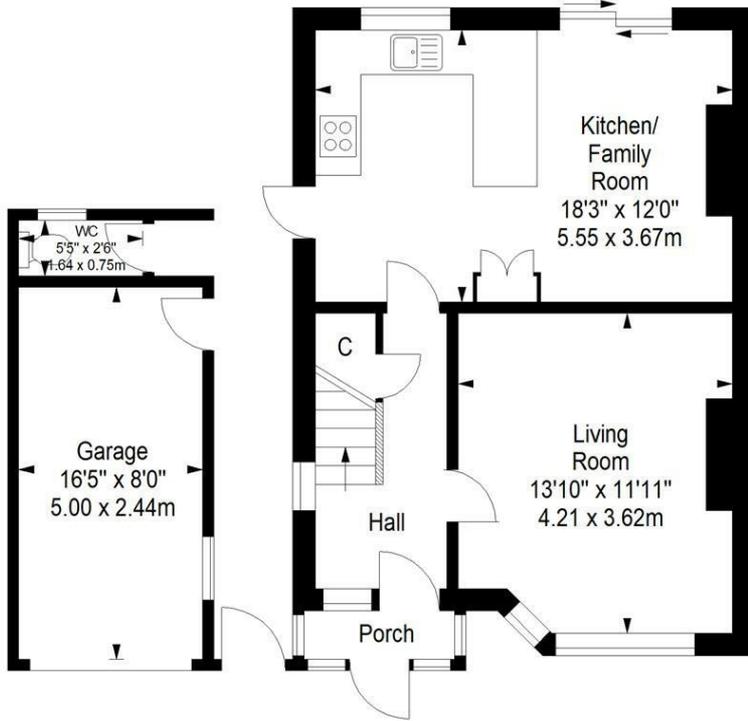
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

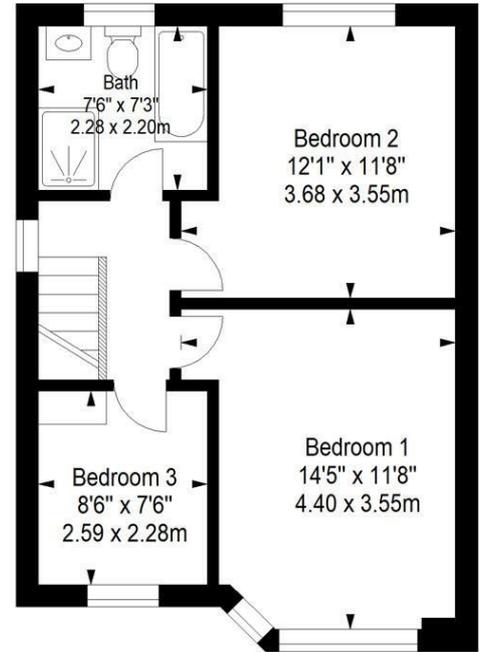
83

59

## Ground Floor



## First Floor



Approximate gross internal floor area 102.1 sq m/ 1099.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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