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South Farm Road, Worthing, BN14 7BA

Asking Price £300,000

This charming two-bedroom character flint cottage is situated in the favoured Broadwater area, close to local shops, schools, bus routes and Worthing railway station. Full of period appeal, the property offers a warm and inviting feel, making it ideal for buyers seeking something with charm and individuality.

The ground floor features a 14ft living room with a feature cast iron fireplace, wooden mantel, recessed dresser-style bookcase and attractive flooring. To the rear, the south-facing kitchen overlooks the garden and provides a good range of fitted units, integrated oven, gas hob and direct access outside.

The first floor includes a generous double bedroom with fitted wardrobes and a well-appointed shower room/WC, while the second floor provides a further double bedroom with fitted storage and eaves cupboard. Outside, the pretty south-facing cottage garden is a delightful feature, with brick paving, planted borders and a flint garden shed.



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E

Council Tax Band: B

- Charming character flint cottage
- Two generous double bedrooms
- South-facing fitted kitchen
- Pretty south-facing cottage garden
- Gas heating and freehold tenure

- Favoured Broadwater residential location
- Living room with cast iron fireplace
- Shower room with vanity storage
- Attractive brick paving and borders
- Close to shops, schools and station



Broadwater is a vibrant and well-established district of Worthing, popular for its strong community feel, excellent amenities and convenient transport links. The area offers a wide range of local shops, cafés, restaurants and everyday services, with Broadwater Green providing an attractive focal point for the neighbourhood.

Worthing railway station and regular bus routes are within easy reach, making the location well suited to commuters and those needing access across the town. Worthing town centre is also close by, offering a broader selection of shops, leisure facilities, theatres, restaurants and the historic seafront promenade.

The area is well served by local schools, parks and healthcare facilities, adding to its appeal for families, professionals and downsizers alike. With its mix of period homes, practical amenities and proximity to both town and coast, Broadwater remains one of Worthing’s most consistently sought-after residential areas.



EPC Rating:
E

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

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