



- DETACHED FAMILY HOME
- WEST FACING GARDEN
- FIVE BEDROOMS
- MASTER BEDROOM WITH ENSUITE

### Ashcombe Lodge, Broadview Gardens, Worthing, BN13 3DZ £750,000 - £775,000 GUIDE PRICE

W Welch Residential Sales are delighted to offer to the market this beautifully renovated detached family home ideally situated in the sought after High Salvington location, with easy access to both the A24 and A27, local shops and schools. This residence offers a generous living space with 5 well-appointed double bedrooms providing ample room for a growing family or accommodating guests. Boasting a comfortable and versatile floor plan, large living area, a well equipped kitchen, multiple bathrooms, and ample storage space, this home is a true family haven that offers both style and functionality. It's ready to become your dream home. Call us today on 01903 898000



## Property Description

### KITCHEN

Fitted with contemporary eye and base level units, built in oven, hob with light and extractor over, ceramic tiled flooring, ceiling downlights, round sink with mixer tap, breakfast bar, double glazed patio sliding door to rear, space for an American style fridge/freezer and door to playroom.

### SNUG

17' 10" x 11' 11" (5.44m x 3.63m) Cosy and comfortable snug perfect for relaxation at the end of the day.

### FAMILY ROOM

22' 8" x 10' 4" (6.91m x 3.15m) Bright and airy huge family room with dual aspect bifold doors inviting the outside greenery in.

### MASTER BEDROOM

15' 6" x 7' 10" (4.72m x 2.39m) Upvc double glazed window to front, large built-in wardrobe with internal organised areas and down lighting, wood effect laminated flooring and door to en-suite bathroom.

### ENSUITE

Fitted with a white suite comprising corner shower bath with electric shower over, two contemporary marble wash hand basins with mixer taps inset to vanity units, low level flush w.c, ceiling downlights, marble tiled flooring, fully marble tiled walls, and chrome heated towel rail.

### WC

Fitted with a white suite with wash hand basin, low level flush w.c, part tiled walls and ceramic tiled floor.





#### **BEDROOM TWO**

8' 6" x 7' 10" (2.59m x 2.39m) Double glazed windows with radiator below, wood flooring.

#### **DINING ROOM**

23' x 10' 9" (7.01m x 3.28m) Access to kitchen, conservatory and lounge, radiator, built-in cupboard, wood flooring.

#### **BEDROOM THREE**

13' 1" x 10' 5" (3.99m x 3.18m) Double glazed window to side with radiator below, wood flooring.



#### **BEDROOM FOUR**

13' 1" x 7' 2" (3.99m x 2.18m) Double glazed window to side with radiator below, wood flooring.

#### **BEDROOM FIVE**

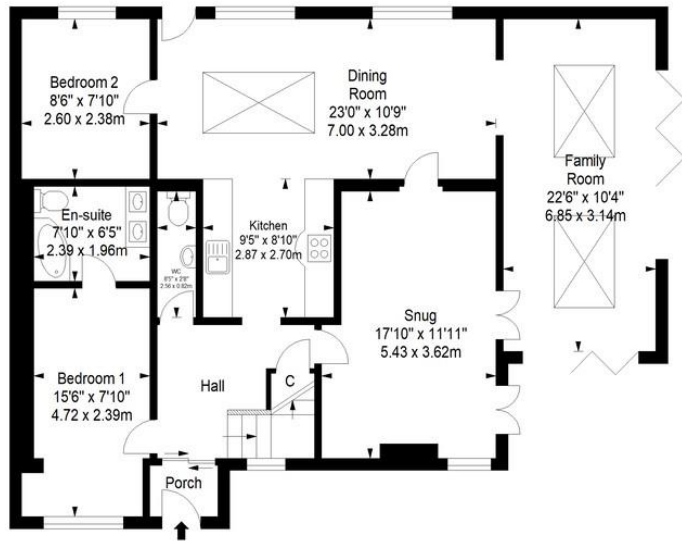
17' 11" x 7' 10" (5.46m x 2.39m)

#### **BATHROOM**

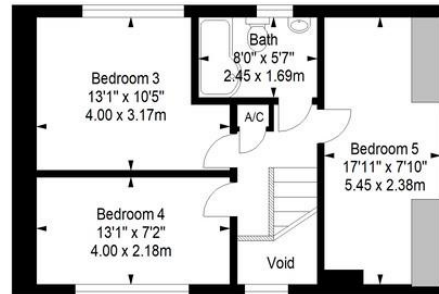
8' 0" x 5' 7" (2.44m x 1.7m) Smooth finish ceiling and walls, modern downlights, fully tiled walls, frosted double glazed window to rear, p-shaped panel enclosed bath with chrome mixer and over electric shower with shower screen, wc, floating wash hand basin with chrome mixer tap, chrome heated towel radiator, tiled flooring.



### Ground Floor



### First Floor



Approximate gross internal floor area 162.1 sq m/ 1744.9 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements