

2 Bartletts Cottages Broadwater Street East, Worthing, BN14 9AJ

Offers In Excess Of £325,000

Wow! What an amazing hidden gem. This beautiful 19th century cottage is in a quiet mews hidden away from view but still within minutes of the local shops and the vibrant Broadwater village, with its cafes, restaurants and bars.

The mews is approached via an arched gate and comprises only four cottages. There are no roads to the front or to the rear of the property making it a truly peaceful oasis.

The current owner says; "Once inside this house you are away from the world but there are plenty of local shops, an award-winning friendly pub and I can walk to the sea or the downs in less than half an hour. My neighbours are wonderful and there is a true community spirit here. I still stand and marvel some mornings when I realise I can look out of the front window and see only greenery. It's been a privilege to live here".

The house oozes character with beamed ceilings, a modern working log burner and other unique aspects; all in a hugely desirable location, within a short distance from Lyons Farm Retail Park and the A27, enabling easy access into London and Brighton.

EXTERIOR

The property is accessed via a gate from Yew Tree Cottages, with a brick-paved pathway to the front door, which has exterior lighting and space for potted plants.

LIVING ROOM



The living room has a carpeted floor, a wood beamed ceiling, wall-mounted lighting, TV and power points, a large decorative fireplace with working log burner, wooden mantel, and slate hearth, some inbuilt shelving, and double-glazed windows to front aspect.

KITCHEN



The kitchen features a range of base mounted cabinets, rolled top work surfaces with an inset sink and drainer, integrated appliances including an oven and grill, fridge, freezer, washing machine, and four burner electric hob with extraction unit over. There is a slate tiled floor, a wood-beamed ceiling with pendant lighting, power points, a radiator, the staircase to the first floor, a good sized inbuilt pantry, double-glazed leaded windows to rear aspect, and the door into the vestibule.

VESTIBULE



The vestibule has a slate tiled floor, a skimmed ceiling with pendant lighting, the door into the bathroom, a good sized internal storage cupboard - ideal for stowing ironing boards, vacuum cleaners, etc. - and a wood and glass panelled door to side aspect opening into the rear garden.

BATHROOM



The bathroom features a three-piece suite comprising a panelled bath with shower over, a pedestal hand wash basin, and a low-level WC. There is a tiled floor with underfloor heating, part-tiled walls, a skimmed ceiling with suspended spotlighting, a heated towel rail, a wall mounted vanity unit, a wall-mounted mirror, and opaque double glazed windows to rear aspect.

STAIRS TO FIRST FLOOR LANDING



The stairs are carpeted with a wooden balustrade. On the landing level there is a wood beamed ceiling with smoke detector and pendant lighting, , and the doors into both bedrooms.

BEDROOM ONE



This double bedroom has a carpeted floor, a textured ceiling with pendant lighting, a radiator, a cast-iron period style fireplace (non-working) with wooden surround, power points, an attractive internal stained glass window into the hallway, and double-glazed windows to front aspect.

BEDROOM TWO



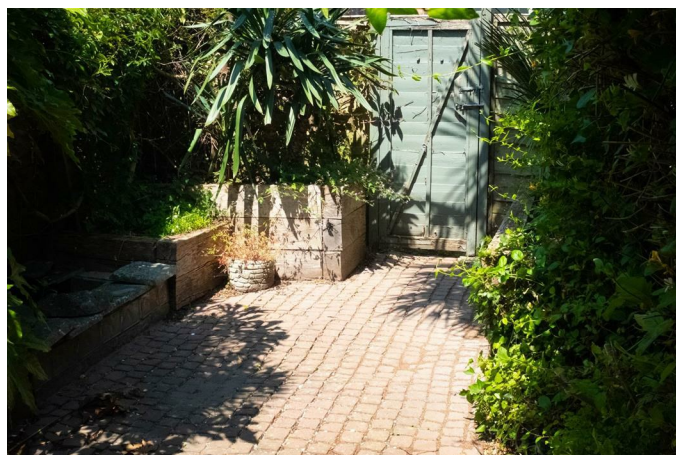
The second bedroom has a carpeted floor, a textured ceiling with pendant lighting, a radiator, wood-panelled walls, a cupboard concealing the boiler presently servicing the property, and windows to rear aspect. There is also access into the loft via a ceiling hatch with descending ladder.

LOFT



The fully boarded loft room has a Velux window to rear aspect, pendant lighting, power points, and plenty of space for under-eave storage.

REAR GARDEN



The rear courtyard-style garden is cobbled for ease of maintenance, and fringed with raised sleeper-style flowerbeds, containing mature trees, plants and shrubs. There is also an ornamental pond, plenty of space for potted plants, an outside tap, gated access to the passage running alongside the rear of the property, and exterior power points.

Floor Plan

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Approximate Gross Internal Area = 64.4 sq m / 693 sq ft

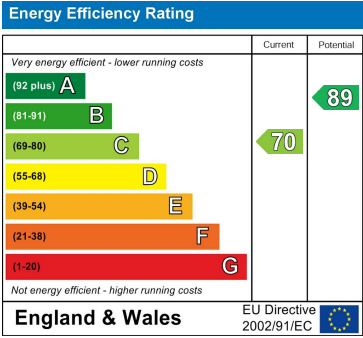


Illustration for identification purposes only, measurements are approximate, not to scale.
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Area Map



Energy Efficiency Graph



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