



THE ELMS  
Prices from £369,950

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A dining room table set for six people with a glass top and wooden legs, surrounded by dark blue chairs.	A living room area featuring a grey sofa, a small round mirror in a wooden frame, and a lamp on a silver trunk side table.
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# A place to call home

An exclusive development of four brand new three-bedroom terrace homes located in one of Worthing's most popular residential areas.

This limited selection of family homes is situated at the eastern point of Broadwater Street East and positioned on the original grounds of the formally known 'Elm Villa' built around 1927, giving it an air of history yet all of the benefits of buying a new build.

Attention to detail has been the key throughout this development with far greater level of finish than you may expect. From built in Bluetooth speakers in the bathroom, 'Hive' heating controls to allow remote control of your energy use whilst away from home, to USB charge points in key locations, every aspect of modern life has been considered and addressed.

Furthermore the property features high ceilings and an open plan layout giving an impressive feeling of space and luxury, all with family life in mind. With a home in The Elms you'll be proud to entertain friends and family and feel a sense of being at home as soon as you walk through the door.

With only four plots available these will be popular and therefore viewing is a must.

Contact us on **01903 210000**  
or visit **leaders.co.uk**



## Everything you need in a family home

While there are many modern benefits to the houses, the external architecture blends with the surrounding Victorian styles of the road and area, giving these contemporary homes sense of character and belonging.

Stepping through the front door, the space and grandeur welcomes you into the open plan living area which makes use of the bay window to the front and dual aspect of the rooms floods it with light. Sweeping towards the dining area you are greeted with views out the garden form the full height glass doors to both the side return and the very rear of the house.

The kitchen which is both stylish and modern with a full range of integrated appliances have a wealth of preparation space across the ample worktops and a very impressive number of low and eye level cupboards with both plinth and under pelmet lighting to add a touch of class.

From the kitchen, double doors take you out to the beautifully landscaped garden, which in line with the homes themselves has been finished to a high standard. Quality decking leads to an artificial grass lawn, offering ease of maintenance, surrounded by sleeper enclosed flowerbeds.

Storage has also been well thought through inside the property with a large downstairs cloakroom/W.C and an ample under stairs storage cupboard. There is an additional very large storage cupboard on the upstairs landing.

The three bedrooms, each a spacious double have been well laid out with ample rooms for large beds and impressive furniture, with the option of fitted wardrobes available in the master bedroom. The family bathroom has again been finished to a high standard with a large separate shower, plus full size bath, WC and basin with electric mirror cabinets above.

Each home also offers one allocated parking space, plus additional visitor spaces, all within the private grounds of the development.





**The Elms, Broadwater Street East,  
Worthing, West Sussex, BN14 9AP**

APPROX. GROSS INTERNAL FLOOR  
AREA 1184 SQ FT 110 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



**Ground Floor**

**First Floor**



## Location is paramount

The location of The Elms gives ideal access with routes into Worthing town centre which is just over a mile away where a growing number of high street shops, popular restaurant chains and a vast choice of cafes and modern bars can be found. Worthing train station is even closer with direct routes to Brighton and London, along with the main roads such as A27, A23 and A24, making this an all-around desired part of Worthing.

**To ensure you have an opportunity to secure one of these fantastic new homes, contact the local branch to arrange a viewing: 01903 210000.**



[leaders.co.uk](http://leaders.co.uk)

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