



- SUBSTANTIAL DETACHED FAMILY HOUSE
- KITCHEN BREAKFAST ROOM
- OPEN PLAN LOUNGE
- MASTER WITH EN SUITE

Sompting Avenue, Gaisford, Worthing, West Sussex, BN14 8HN

Offers In Excess Of £775,000

W Welch Estate Agents are delighted to present to the open market this beautifully proportioned five-bedroom detached family home, perfectly positioned overlooking the picturesque Manor Cricket Ground in the heart of Broadwater — one of the area's most sought-after locations.



Property Description

From the moment you arrive, the property makes a statement, with an impressive in-and-out driveway offering ample parking and access to a garage. A welcoming entrance porch leads you into a light-filled hallway, where a centrally placed arched window draws in natural light and creates a sense of space and calm.

To the front of the home, a generous lounge offers the ideal place to relax, while a separate reception room and conservatory provide flexible spaces for entertaining or family living. The modern kitchen - thoughtfully designed and fitted by local specialists Alexander - combines style with functionality, offering excellent storage, high-quality finishes, and plenty of room for cooking and dining together as a family. Adjacent to this is a useful utility room and a convenient ground-floor cloakroom.

The first-floor landing leads to five well-proportioned bedrooms. The master bedroom benefits from a private en-suite, while several rooms enjoy views over the cricket ground or access to the balcony, perfect for morning coffee or watching the sun set. A contemporary family bathroom and access to a spacious, boarded loft (complete with power and lighting) add to the practicality of the home.

To the rear, a beautifully maintained south-facing garden provides a peaceful escape, ideal for outdoor

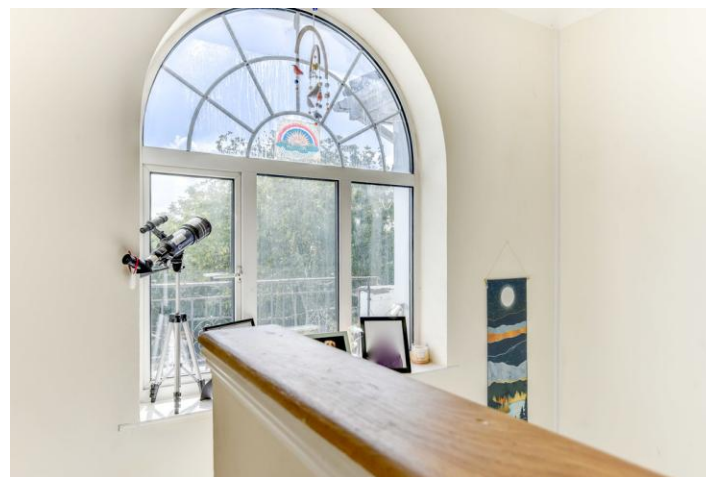


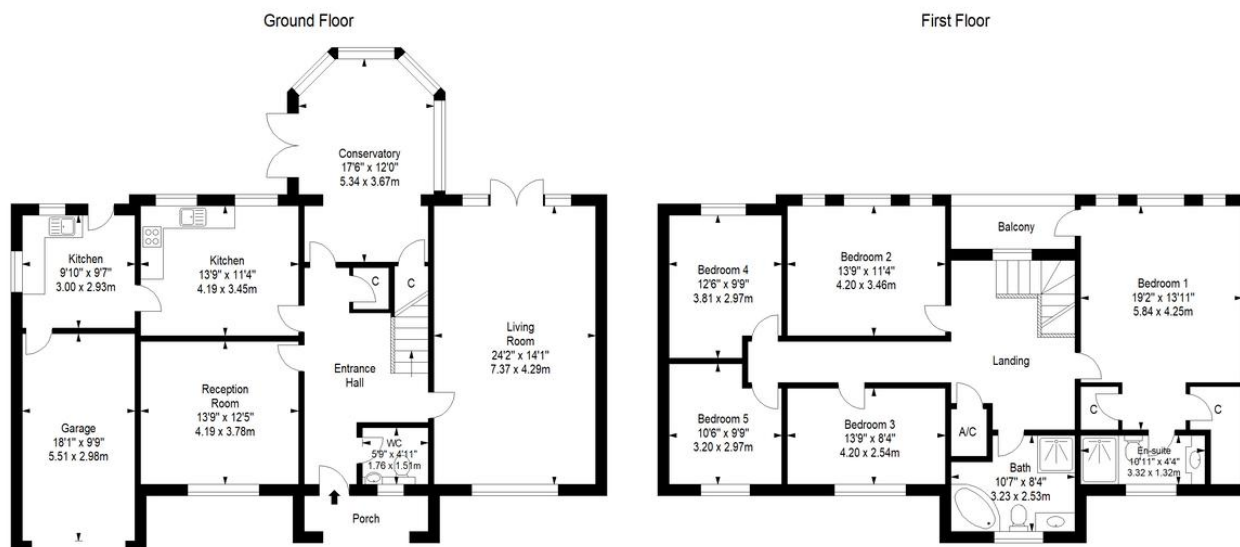


dining, gardening, or simply enjoying the sunshine throughout the day.

This is a truly versatile family home, offering space, style and a prime location. A must-see property - early viewing is highly recommended.

□ Call W Welch Estate Agents on 01903 898000 to arrange your appointment.





Approximate gross internal floor area 244.7 sq m/ 2634.0 sq ft
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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