



Woodmancote Road | Thomas A'Becket | Worthing | BN14 7HT
£700,000



We are delighted to offer for sale this well presented and deceptively spacious 1930's detached house situated in this exceptionally popular, quiet residential street within easy reach of local first, middle and high schools. This imposing house is an ideal family home boasting five bedrooms, three reception rooms, two bathrooms, generous rear garden, off road parking and a tandem length garage. The property benefits from a new roof, new boiler and the first floor has been re-wired 4 years ago.



Key Features

- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Two Bathrooms
- South Facing Lounge & Dining Room
- Generous Landscaped Rear Garden
- Tandem Length Garage & Off Road Parking
- Quiet Popular Residential Street
- Excellent School Catchment



5 Bedrooms



2 Bathrooms



3 Reception Rooms

INTERNAL

To the side of this attractive and imposing detached family home is a storm porch which opens to the spacious, welcoming entrance hallway with three quarter height wall panelling, doors to all ground floor rooms and stairs rising to the first floor. The property has a wealth of versatility with three reception rooms. Facing south with a large bay window fitted with plantation shutters is the private dining room, an elegant space with exposed brick walls and engineered oak flooring this feels like the perfect space to entertain. Across the hallway and boasting dual aspects facing both south and north is the family lounge. Measuring a generous 20' x 11'11" this is a substantial yet cosy space. Original wooden glazed doors provide access to the final reception room which is currently used as a play room and has views and access over the landscaped rear garden. The kitchen also has access and views overlooking the garden and has been fitted with a full range of floor mounted shaker styled units finished in contemporary blue with space a provisions for a range of kitchen appliances including a large range styled cooker. There is also a utility room and ground floor toilet that is accessed from the kitchen. To the first floor are five bedrooms, four of which can comfortably fit double beds with the fifth bedroom considered a generous single. The main bedroom is positioned to the front of the property and benefits from a large bay window and measures a large 15'7" x 12'10 with the additional benefit of an en-suite fitted with a shower, toilet and hand wash basin. The contemporary family bathroom has been fitted with a full suite including a roll top bath with shower over, hand wash basin a matching separate w/c positioned adjacently both with attractive art deco styled tiling.

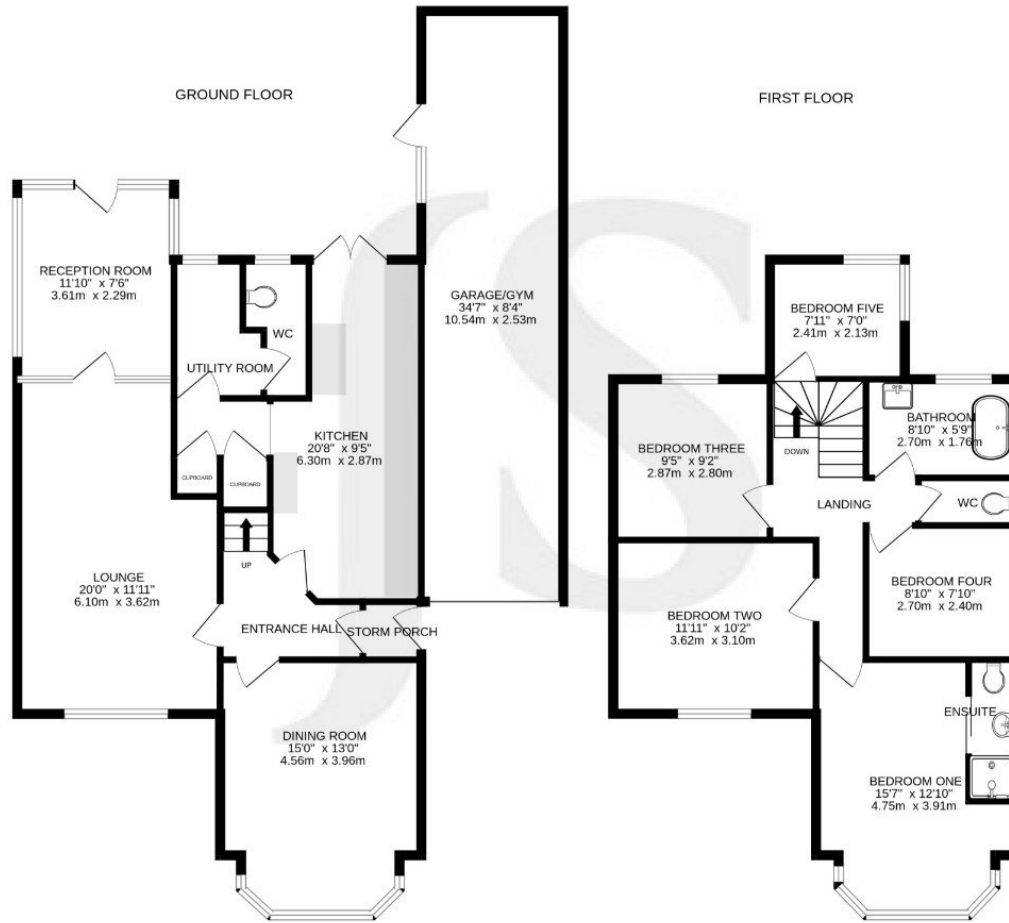
EXTERNAL

The property is set on a generously sized plot with the front garden providing off road parking for several vehicles and a small lawned space with planted borders and flint walls enclosing. The feature rear garden is of substantial proportions and has been cleverly and carefully landscaped to provide maximum privacy and minimum upkeep. The garden is laid primarily to lawn with a number of mature planted borders lining all boundaries, there is a patio accessed directly from the property and the base of the garden is a raised entertaining pergola. The property benefits from a tandem length garden which has been partially converted to a home gym and has power, lighting and a roller door.

LOCATION

In the exceptionally popular and quiet residential road, Woodmancote Road is positioned within easy reach of local shops, amenities with Worthing train station just 0.5 miles away. The house falls within the popular Thomas A'Becket school catchment and local secondary schools including Worthing High School, Bohunt High School, Davison C of E & St. Andrews C of E, all are within walking distance. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks, leisure facilities and seafront is 1 mile away.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 1722 Sqft

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.