



Woodmancote Road | Thomas A'Becket | Worthing | BN14 7HT
£665,000



An attractive and rarely available detached house located in sought-after Woodmancote Road, close to shops, amenities, mainline train station, and within good school catchments. Built in the 1930s, this ideal family home boasts three bedrooms, two reception rooms, conservatory, a loft/attic room, detached garage and an impressive south-facing garden.



Key Features

- Detached 1930s House
- Three Bedrooms
- Loft/Attic Room With Eaves Storage
- Two Reception Rooms
- Conservatory
- Large South-Facing Garden
- Off-Road Parking
- Detached Garage
- Excellent School Catchments
- Walking Distance To Worthing Train Station

Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Situated on a large plot at the west end of a quiet residential street, this detached home was built in the 1930s and boasts period features throughout, such as, stained glass windows, picture rails, high ceilings, and fireplaces. The light-filled entrance hall provides access to two large reception rooms, both benefiting from fireplaces. The living room is positioned to the front of the property with a large bay window which floods the room with natural light, and the dining room provides access to a south-facing conservatory. To the rear of the property is a galley style kitchen which is open plan to a breakfast room and provides access to the rear garden and conservatory. The attractive kitchen boasts granite work tops, a butler style sink, built in dishwasher and above 'shaker' cupboard units. The first floor accommodation offers three double bedrooms, the main is located to the front of the house and benefits from a large bay window and fireplace. The tastefully decorated bathroom has a 'Victorian' feel which comprises of a roll-top bathtub, WC and wash basin. An additional staircase (which could be removed if preferred) leads to a loft/attic room, which is ideal as a hobbies room or home office. The loft has electricity, a velux window and access to eaves storage.

EXTERNAL

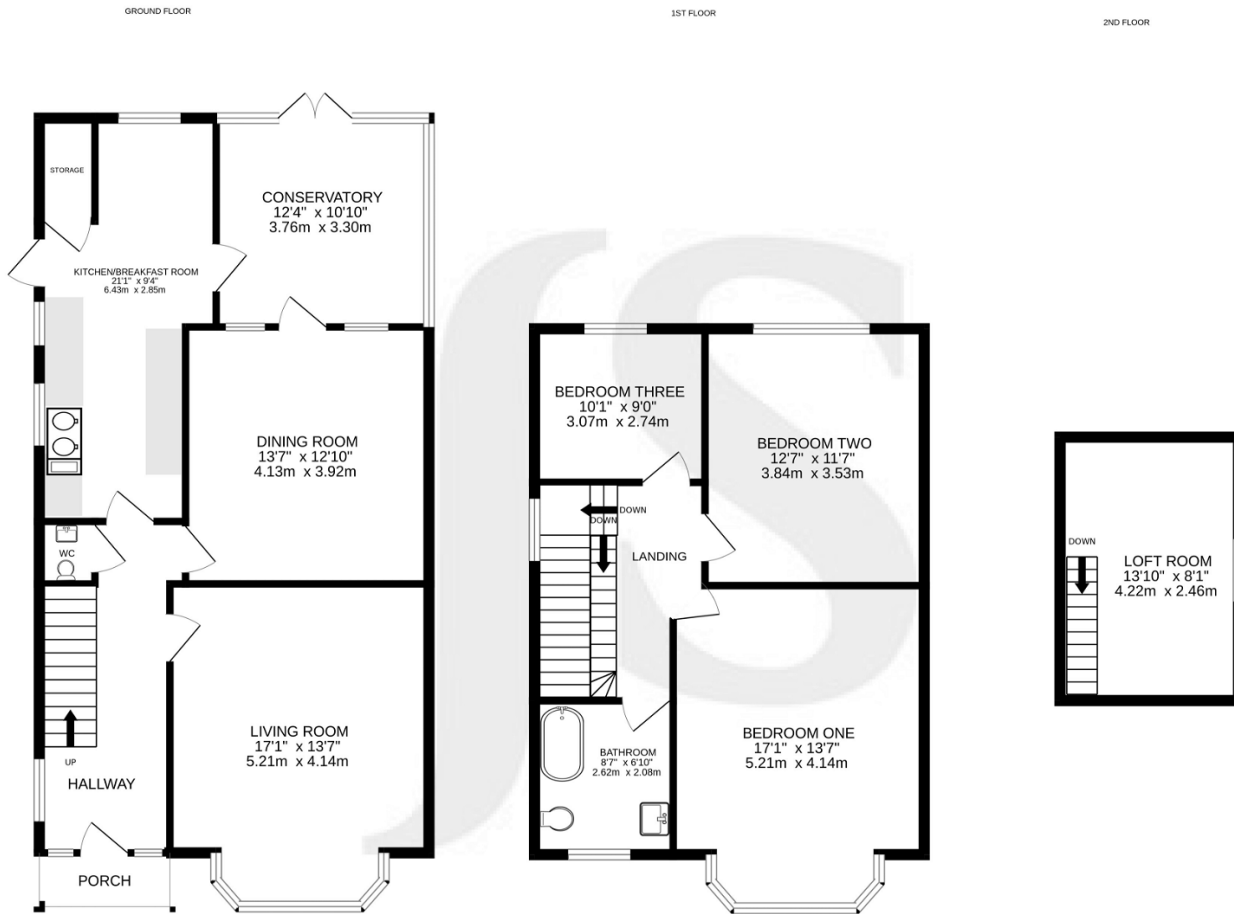
To the front is a well maintained landscaped garden and a driveway which leads down the side of the house to a detached garage with pitched roof. The stunning south-facing rear garden is mainly laid to lawn and is accessible from both the kitchen and conservatory.

COUNCIL TAX Band D

LOCATION

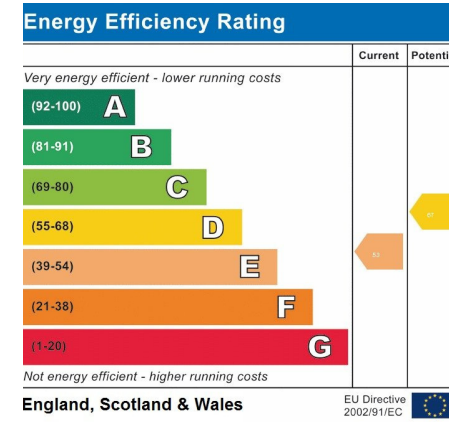
In the exceptionally popular and quiet residential road, Woodmancote Road is positioned within easy reach of local shops, amenities with Worthing train station just 0.5 miles away. The house falls within the popular Thomas A'Becket school catchment and local secondary schools including Worthing High School, Bohunt High School, Davison C of E & St. Andrews C of E, all are within walking distance. Worthing town centre with it's 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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Property Details:

Floor area *as quoted by EPC: 1291 Sqft

Tenure: Freehold

Council tax band: D