



Broomfield Avenue | Thomas a'Becket | Worthing | BN14 7SE

Offers Over £525,000



We are delighted to offer for sale this impeccably presented and deceptively spacious semi detached family home in the popular Thomas a Becket Catchment area of Worthing. Close to local shops, amenities and mainline railway station, the property benefits from three first floor bedrooms, two reception rooms, fitted kitchen/breakfast room, a sun room, beautifully maintained rear garden, off road parking for multiple vehicles and a brick built garage.



Property details: Broomfield Avenue | Worthing | BN14 7SE

Key Features

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Dual Aspect Kitchen/Breakfast Room
- Sun Room
- Four-Piece Bathroom Suite
- Off Road Parking For Multiple Vehicles
- Garage
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The covered front door opens into an entrance hall providing a convenient place to hang coats and keep shoes, with stairs that rise to the first floor, doors to all ground floor room and access to under stair storage. Positioned to the front of the property is the first reception room, which is currently being used as a dining room. This immaculately presented room measures 12' 5" x 12' 9" and boasts a large bay window. Facing due south, this room is flooded with natural light. Positioned adjacent to this room is the living room which measures 13' 0" x 11' 9" and benefits from a multi-fuel log burner. The double glazed sun room can be accessed via a door from this room and has direct views out onto the beautifully maintained rear garden, making this a popular room all year round. The kitchen has been fitted with wooden floor and wall mounted units, which are complemented by laminate worktops, with space and provisions for white goods. This dual aspect room provides plenty of space for a breakfast table and there is a side door providing access to the garden. To the first floor are three bedrooms, with the bay fronted main bedroom measuring a substantial 12' 6" x 9'11. This generously sized room benefits from built-in wardrobes and can comfortably fit a large double bed alongside various other bedroom furniture. Positioned to the rear of the property, the second bedroom can also fit a large double bed, has fitted wardrobes and allows ample space for other bedroom furniture. The third bedroom can fit a single bed or be used as a home office. The bathroom has been fitted with a four piece suite including, bath, walk-in shower, toilet and wash hand basin. There is also a large, fitted boiler cupboard. This deceptively spacious home has many sought-after attributes and viewing is highly recommended.

EXTERNAL

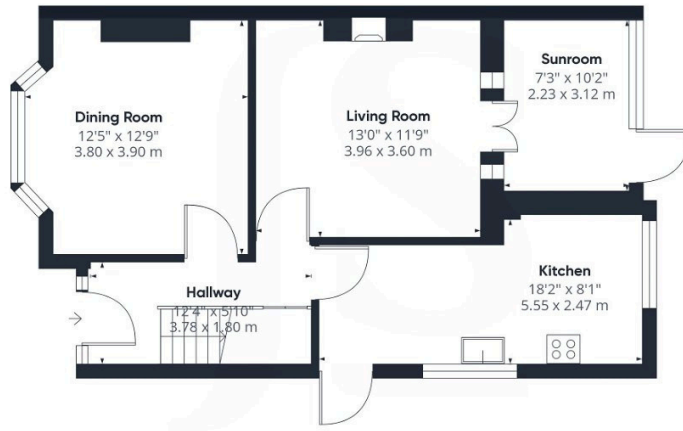
To the front of the property, there is a driveway which provides off road parking for multiple vehicles. The beautifully maintained and well tended rear garden is mostly laid to lawn with a paved patio and a pathway leading to the allotment. The fully fenced, feature garden boasts mature shrubs and trees which creates a sense of privacy and seclusion. There is also a detached, brick-built garage, perfect for storing garden tools, furniture or a vehicle. This also has power.

LOCATION

Positioned in this desirable, residential area of Thomas A Becket, with local shops positioned nearby at Rectory Road and South Street Tarring. Worthing town centre with it's comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks and leisure facilities is within easy reach along with its award winning seafront promenade. West Worthing and Worthing Stations are both less than one mile away. Bus services run nearby.

Council Tax Band: D

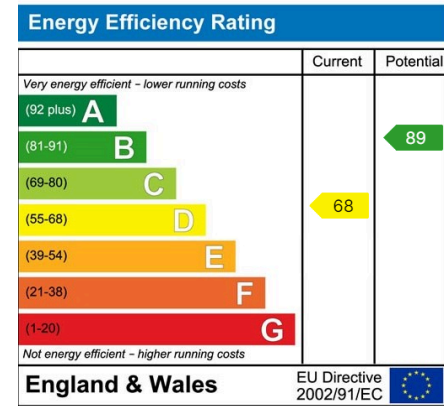




Floor 0



Floor 1



Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Freehold

Council tax band: D

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.