



Broomfield Avenue, Worthing, BN14 7SE

Offers Over **£525,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Extended Semi-Detached House
- Three Well-Proportioned Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Fitted Family Bathroom
- Generous Sized Rear Garden
- Off Road Parking & Garage
- Sought-After Residential Location
- Great School Catchment

Jacobs Steel are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home, which has been thoughtfully extended to provide generous and versatile living space. Ideally located in the highly sought-after Thomas A Becket area, the property is close to local shops, parks, and excellent school catchments, making it perfect for families. Accommodation includes a bay-fronted living room, extended dining area, modern kitchen, three good-sized bedrooms, a family bathroom, and a convenient downstairs WC. Externally, the home benefits from a block-paved driveway providing off-road parking for multiple vehicles, a garage, and a well-proportioned rear garden laid to lawn with patio, ideal for entertaining or family activities. With its blend of extended living space, modern amenities, and prime location near Worthing town centre and train station, early viewing is strongly recommended.



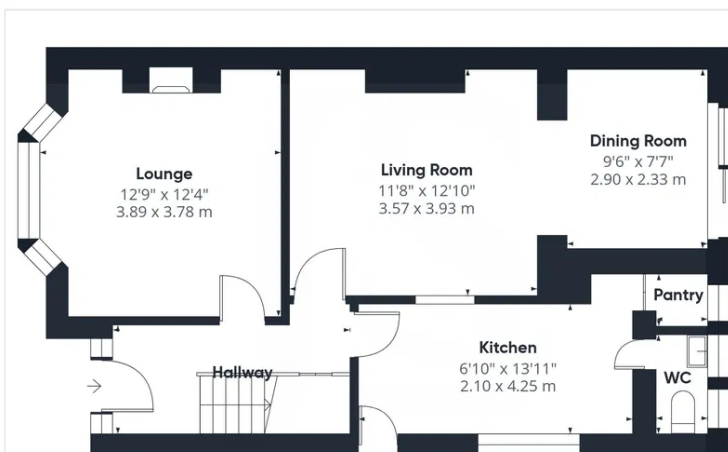


Internal The front door opens into a welcoming entrance hall, which provides access to all ground floor rooms and features two practical under-stairs storage cupboards, ideal for coats, shoes, and household essentials. To the front of the home, the bay-fronted living room is bright and inviting, with double-glazed windows fitted with plantation shutters, a fireplace, and built-in storage cupboards. This spacious and well-proportioned room provides a comfortable setting for both relaxing and entertaining. To the rear, the thoughtfully extended dining room offers generous space for family meals and social gatherings. Sliding double-glazed doors open directly onto the beautifully maintained rear garden, allowing natural light to flood the room and providing seamless indoor-outdoor living. The kitchen has been carefully designed with a range of wall and base units, tiled splashbacks, a sink and drainer, integrated electric oven and hob, and space and plumbing for a washing machine and dishwasher. Additional room is available for a fridge/freezer, while a handy pantry offers further storage. A side door and window ensure both practicality and natural light. A convenient ground-floor WC completes the accommodation. Upstairs, the landing provides loft access via a ladder, offering ample space and the potential for a loft conversion, subject to the necessary consents. The principal bedroom to the rear is a generously sized double, while the second bedroom to the front features a charming bay window. The third bedroom, also to the front, is a comfortable single, ideal for a child, guest, or home office. The family bathroom is well-appointed, with a large bath and shower over, and a wash hand basin set within a contemporary vanity unit, combining style and practicality for modern family living.



External The property benefits from a fully enclosed rear garden, thoughtfully laid to a combination of lawn and patio, providing a versatile space for outdoor dining, relaxing, or children to play safely. Gated side access and an outside tap add practical convenience. A garage to the rear features an up-and-over door, power, and lighting, with a side door giving direct access to the garden. At the front, a block-paved driveway offers off-road parking for multiple vehicles, complimenting the home's practical and family-friendly layout.

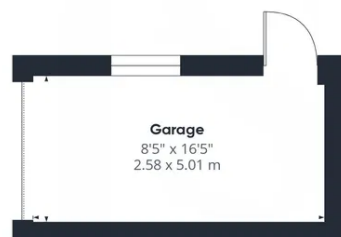
Situated Set in the desirable Thomas A Becket area, the property enjoys easy access to local shops, parks, and highly regarded schools, making it a popular choice for families. Worthing town centre is approximately 1 km away, offering a wide range of shopping, dining, and leisure amenities, while Worthing train station, just 250 metres from the property, provides regular services along the coast and direct connections to London. With its combination of excellent transport links, local conveniences, and proximity to the seafront, this location offers the perfect balance of practicality, lifestyle, and community.



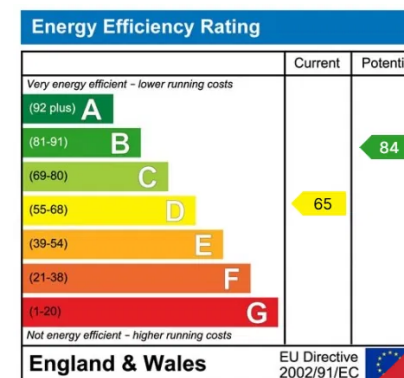
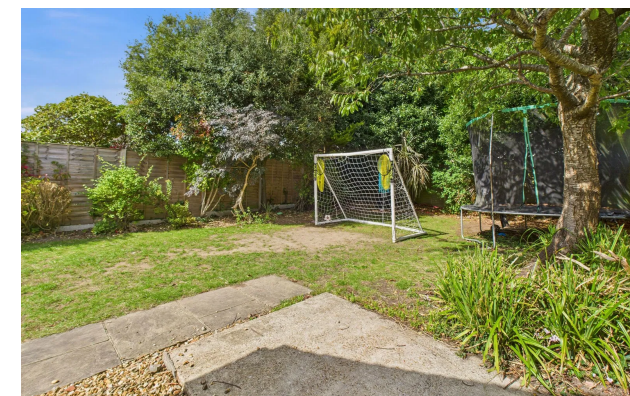
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.