



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



55 Poulters Lane

, Worthing, BN14 7ST

Asking price £800,000

Freehold Council Tax Band F



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**\*\*Vendor suited\*\***

James & James Estate Agents are delighted to offer for sale this beautiful detached family home situated within a very sought after Offington/Broadwater location and is surrounded by many great shops. It has good transport links and is in the superb Thomas A Becket school catchment, always high on a purchaser's wish list. Northbrook College and other sixth forms are located nearby and there is a local bus stop just along the road.

The property offers a wealth of space and character throughout, having formerly been run as a B & B, it offers very flexible and versatile accommodation to suit the next family's needs. In total this substantial family home offers five bedrooms, a utility room, sun room/home office and lovely large living room with Inglenook fireplace. There is also a family bathroom, cloakroom and en-suite shower room to the master bedroom.

The superb kitchen dining room is an ideal size for keen cooks as it is very spacious and offers a lovely outlook of the rear garden from the triple sliding doors.

The landscaped South facing rear garden benefits from being very secluded as the house is positioned on a corner plot. There is rear gated access to Loxwood Avenue and this is where the detached DOUBLE garage is located.

To the front of the property there is a beautiful front garden shielding the house from the road view. It is a remarkable family home.

In our opinion, internal viewing of the property is considered essential to appreciate the overall size and condition of this home.





Entrance Hall

Lounge with Inglenook Fire Place  
18'8 x 16'0 (5.69m x 4.88m)

Garden Room  
17'3 x 5'3 (5.26m x 1.60m)

Living Room  
16'1 x 13'0 (4.90m x 3.96m)

Superb Kitchen Dining Room  
23'3 x 18'4 (7.09m x 5.59m)

Utility Room  
11'3 x 6'5 (3.43m x 1.96m)

First Floor Landing

Bedroom One  
17'3 x 15'10 (5.26m x 4.83m)

Bedroom Two  
16'3 x 13'5 (4.95m x 4.09m)

En Suite

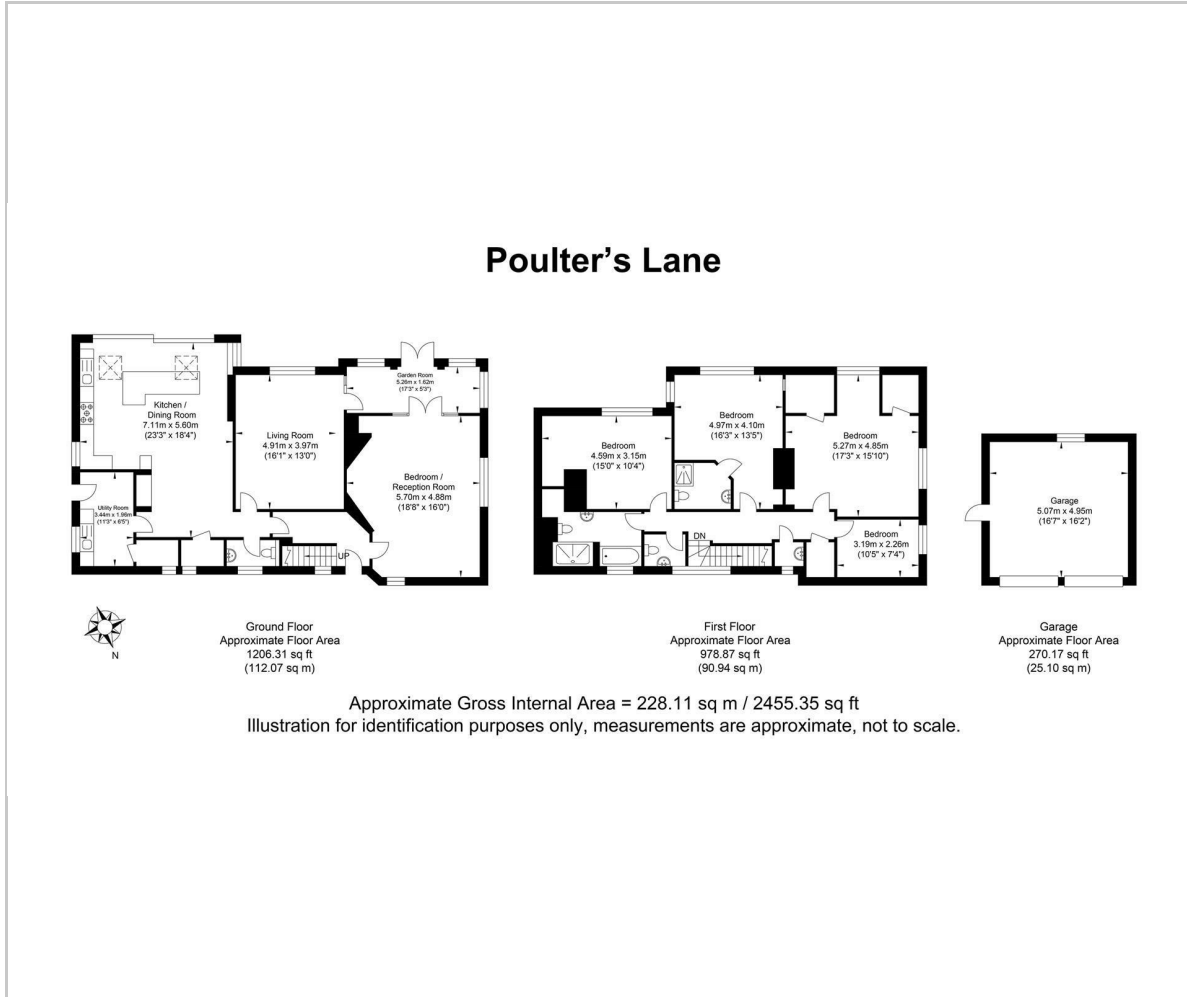
Bedroom Three  
15 x 10'4 (4.57m x 3.15m)

Bedroom Four  
10'5 x 7'4 (3.18m x 2.24m)

Double Garage  
16'7 x 16'2 (5.05m x 4.93m)

Off Road Parking

## Floor Plan

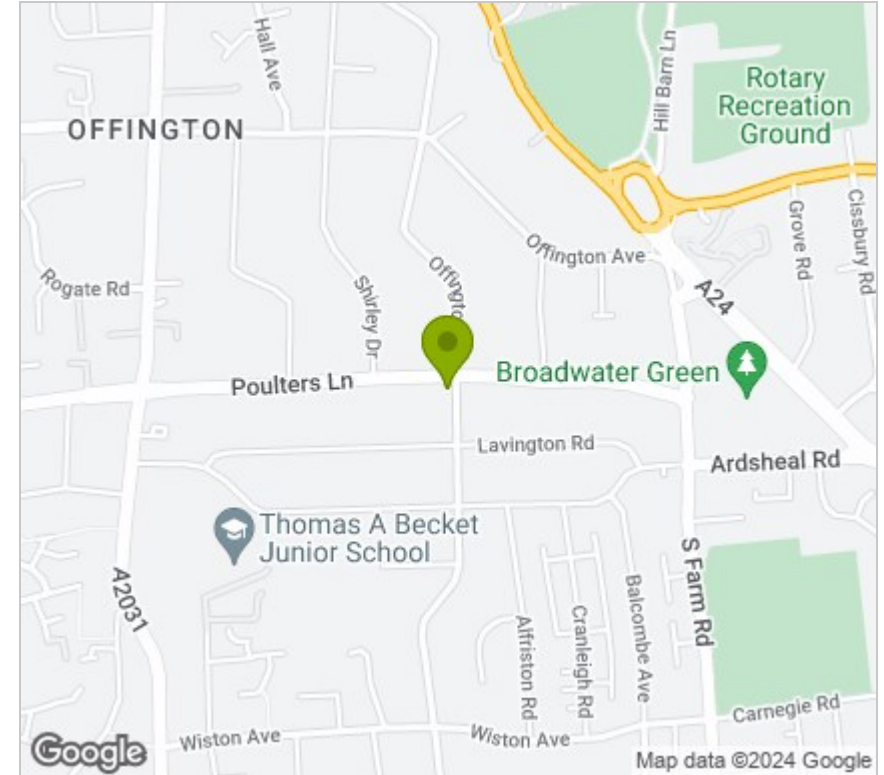


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

