



JAMES & JAMES
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32 Lavington Road

Broadwater, Worthing, BN14 7SN

Guide price £575,000

Freehold Council Tax Band D



Guide Price £575,000 - £600,000.

James & James Estate Agents are delighted to bring to the market this beautifully presented three bedroom, semi-detached family home situated in the popular Thomas A'Becket school catchment area.

In brief, the accommodation comprises on the ground floor, entrance hall, cloakroom with butler sink with shower attachment over, South facing lounge with feature open log burning fireplace, spacious open plan dining/family room leading on to a luxury L shape kitchen with a vaulted ceiling along with a double glazed conservatory onto rear garden.

To the first floor there are three bedrooms with the benefit of built in wardrobes and refitted bathroom/shower room.

Externally the property boasts a fabulous rear garden comprising majority laid to lawn with a raised patio area to the rear. To the front there is a private drive with space for several vehicles.

In our opinion viewing is essential to fully appreciate both the excellent presentation and generous size of this sought after family home.

Situated in Lavington Road, local shops can be found nearby and regular buses serve the area from Poulter's Lane.

The nearest mainline railway station is West Worthing giving great links to most major towns and cities.

Entrance hall





Cloakroom
7'2 x 5'8 (2.18m x 1.73m)

Lounge
12'6 x 14'10 (3.81m x 4.52m)

Open plan kitchen/dining/living area
26'4 x 12'2 narrowing to 8'5
(8.03m x 3.71m narrowing to 2.57m)

Kitchen area
7'4 x 19'9 (2.24m x 6.02m)

Conservatory
12'5 x 9'4 (3.78m x 2.84m)

Bedroom one
14'10 x 11'7 (4.52m x 3.53m)

Bedroom two
11'6 x 12'1 (3.51m x 3.68m)

Bedroom three
7'6 x 6'6 (2.29m x 1.98m)

Family bathroom
8'4 x 6'3 (2.54m x 1.91m)



Floor Plan

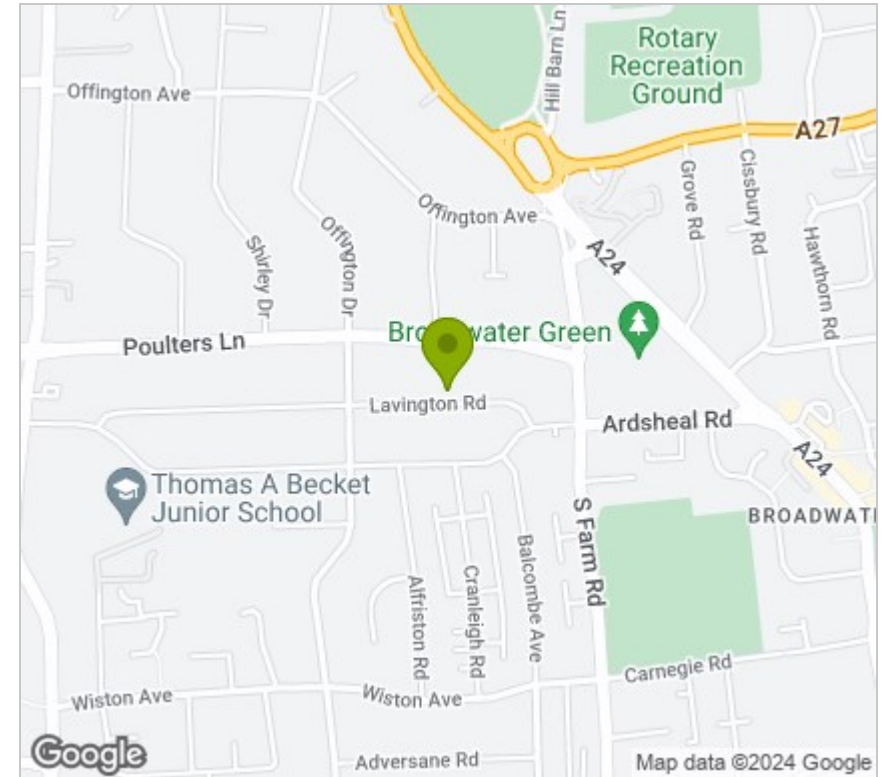


Viewing

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.

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Area Map



Energy Efficiency Graph

