



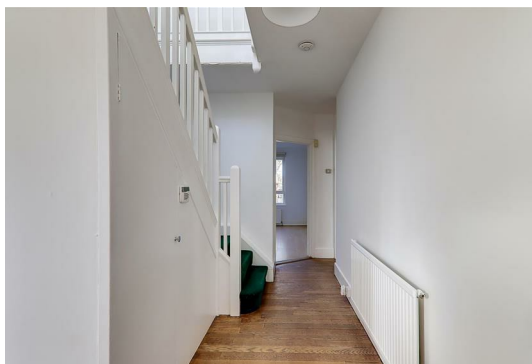
19 Sompting Avenue, Worthing, BN14 8HS
Guide Price £575,000

and company
bacon
Estate and letting agents



A four bedroom detached residence located in the highly sought after catchment area of Broadwater. The accommodation consists of an entrance hall, lounge, dining room, family room and reception room/bedroom (formally the garage), kitchen, ground floor w.c, first floor landing, four bedrooms and a family bathroom/w.c. Externally the property benefits from front and rear gardens, off street parking and an integral garage (now a room) with internal access to the home.

- Detached Family House
- Four/Five bedrooms
- Cloakroom and Bathroom/WC
- Lounge, Dining Room and Family Room
- Gardens onto school fields
- Off Road Parking
- Popular Broadwater Location
- Vacant Possession





Entrance Porch

Door to:

Entrance Hall

Accessed via a wooden front door. Radiator. Levelled ceiling. Staircase to first floor landing with an understairs storage cupboard.

Ground Floor W.C

Frosted double glazed window. Low level flush w.c. Wall mounted wash hand basin. Levelled ceiling.

Lounge

5.16 x 3.89 (16'11" x 12'9")

Double glazed windows to front and side, radiator, feature fireplace and surround, coved ceiling, double doors to:

Dining Room

3.61m x 2.39m (11'10 x 7'10)

North aspect with double glazed patio doors to and overlooking the rear garden. Radiator. Coved and textured ceiling. Sky light window. Door to:

Family Room

4.83m x 3.07m (15'10 x 10'1)

Double glazed window overlooking the rear garden, coved ceiling, range of fitted cupboards and shelves, radiator.

Reception Room/ Possible Bedroom 5

4.57m x 2.16m (15'0 x 7'1)

Formally the garage.

North aspect via double glazed French doors with South aspect side windows. Sky light. Radiator. Levelled ceiling with inset spotlights.

Kitchen

4.98 x 2.18 (16'4" x 7'2")

Fitted suite comprising of a one and a half bowl sink drainer sink unit having mixer taps and storage cupboards below. Areas of roll top worksurfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for fridge freezer and dishwasher. Double oven with four ring gas hob over. Double glazed window and door leading to the rear garden. Coved and textured ceiling.

First Floor Landing

South aspect via double glazed windows. Radiator. Picture rail. Levelled ceiling with access to loft space.

Bedroom One

5.23 x 3.78 (17'2" x 12'5")

Dual aspect via double glazed windows. Built in storage cupboards. Radiator. Coved and textured ceiling.

Bedroom Two

3.38 x 3.05 (11'1" x 10'0")

Double glazed window. Radiator. Coved and textured ceiling.

Bedroom Three

3.00 x 2.44 (9'10" x 8'0")

Double glazed window. Radiator. Coved and textured ceiling.

Bedroom Four

2.90 x 2.54 (9'6" x 8'4")

Double glazed window. Radiator. Coved and textured ceiling.

Bathroom/WC

Fitted suite comprising of a panelled bath with taps and electric shower with attachment's above. Pedestal wash hand basin. Low level flush w.c. Built in storage cupboard. Radiator. Frosted double glazed window. Levelled ceiling.

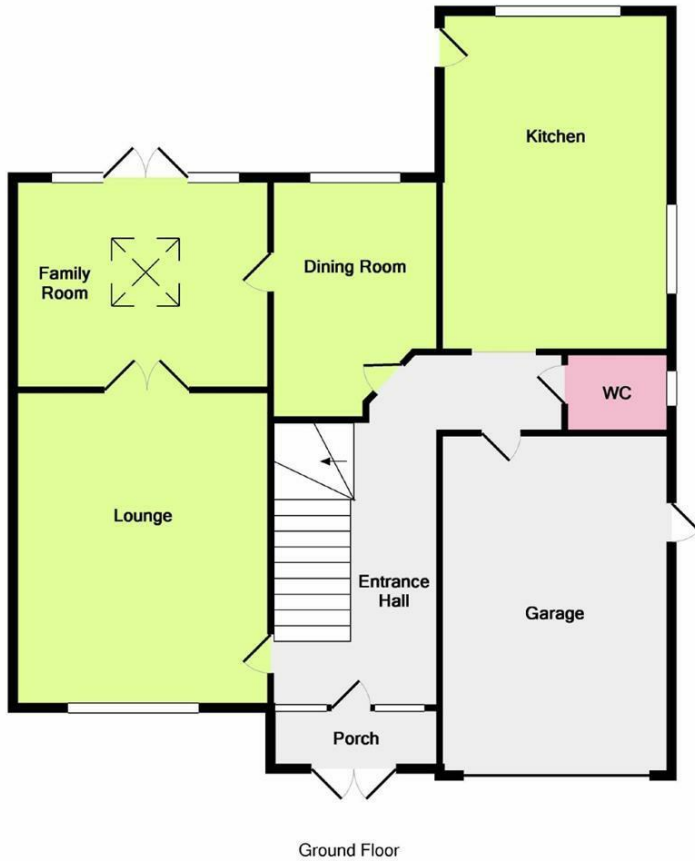
Outside

Front Garden/Off Street Parking

Shingled frontage offering ample off street parking. Gated side access to front.

Rear Garden

Laid to lawn with flower borders. Garden shed. Fencing to all sides with side access. 2 Sheds. Backing onto school fields.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

