



110 Broomfield Avenue, Thomas A Becket, Worthing, BN14 7SE
Guide Price £600,000

and company
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Estate and letting agents



An extended three bedroom semi detached family house forming part of both a highly sought after road and catchment area. The accommodation consists of an enclosed entrance porch, reception hall, lounge, open plan kitchen/dining room, family room, utility room, ground floor shower room, first floor landing, three first floor bedrooms, family bathroom, separate cloakroom, second floor landing, second floor loft, private driveway, garage, front and rear gardens.

- Extended Semi Detached House
- Favoured TAB Catchment Area
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Two Bathrooms
- Utility Room
- Private Driveway & Garage
- Viewing Essential



Enclosed Entrance Porch

Accessed via a double glazed front door. East, West and South aspect double glazed windows. Inner double glazed door to the reception hall.

Reception Hall

3.84m x 1.80m (12'7 x 5'11)

Radiator. Part wood panelled walls. LVT flooring. Coved ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge

3.96m into bay x 3.89m (13'0 into bay x 12'9)

South aspect via a double glazed bay window with fitted blinds. Chimney breast with inset gas fire. Fitted display shelving to side of chimney breast. Tall panel radiator. Levelled and coved ceiling. Glazed wooden French doors to the open plan kitchen/dining room.

Open Plan Kitchen/Dining Room

5.79m x 3.94m (19'0 x 12'11)

Open plan and a true feature of this home with a re-fitted suite in 2021. The suite comprises of a butler sink having mixer taps and storage cupboard below. Areas of Quartz work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Matching island with Quartz work surface, four ring Elica downdraft hob and a fitted breakfast bar area. Fitted double oven and grill. Integrated fridge/freezer. Integrated dishwasher. LVT flooring. Two tall panel radiators. Space for dining table and chairs. Levelled ceiling with spotlights. East aspect double glazed window. Opening to family room.

Family Room

4.45m x 3.48m (14'7 x 11'5)

North aspect via double glazed bi-folding doors to the rear garden. Two tall panel radiators. Feature wall. LVT flooring. Levelled ceiling with spotlights and roof skylight.

Utility Room

2.57m x 1.17m (8'5 x 3'10)

Two work surfaces areas having space for washing machine, tumble dryer and two further appliances. Wall mounted Worcester boiler. Tiled flooring. Wall mounted storage cabinet. Levelled ceiling with spotlights.

Ground Floor Shower Room

2.64m x 1.57m (8'8 x 5'2)

Modern fitted suite comprising of a walk in double shower cubicle having shower unit. mixer taps, glazed shower screen and tiled surround. Push button w.c. Wall mounted wash hand basin having mixer taps. Ladder design radiator. Part tiled walls. Tiled flooring. Electric shaver point. Extractor fan. Levelled ceiling with spotlights. Two obscure glass double glazed windows.

First Floor Landing

4.50m x 2.29m (14'9 x 7'6)

East aspect double glazed window. Radiator. Textured ceiling. Staircase to second floor landing. Doors to all first floor rooms.

Bedroom One

4.09m into bay x 3.45m (13'5 into bay x 11'4)

South aspect via a double glazed bay window with fitted blinds. Radiator. Levelled and coved ceiling.

Bedroom Two

3.91m x 3.91m (12'10 x 12'10)

North aspect double glazed windows. Radiator. Picture rail. Feature wall. Levelled ceiling.

Bedroom Three

2.41m x 2.29m (7'11 x 7'6)

South aspect double glazed window with fitted blind. Radiator. Wood laminate flooring. Picture rail.

Bathroom

1.78m x 1.78m (5'10 x 5'10)

Suite comprising of a shaped panelled bath having mixer taps with shower attachment, shower head and shower screen over. Wash hand basin with mixer tap, storage cupboard below, tiled splashback and fitted mirror over. Chrome ladder design radiator. Wood effect vinyl flooring. Part tiled walls. Levelled ceiling. Built in storage cupboard. Obscure glass double glazed window.

Separate Cloakroom

Push button w.c. Wall mounted wash hand basin. Part tiled walls. Wood effect vinyl flooring. Textured ceiling. Obscure glass double glazed window.

Second Floor Landing

East aspect double glazed window. Textured ceiling.

Loft

4.57m x 4.47m (15'0 x 14'8)

North aspect via a velux window. Radiator. Textured and sloping ceilings. Two eaves storage cupboards.

AGENT NOTE

In regards to the loft conversion, the council where approached and the solicitors hold a copy of a 'Notice of Passing of Plans' from 21st March 1989, for a bedroom within the loft space. However the council never returned to complete the official sign off and completion certificate. Building plans were obtained and the seller and their solicitors can offer an indemnity insurance to any new buyer, in the same manner it was offered to the current home owners.

OUTSIDE

Front Garden

Brick block paved with flower and shrub borders and an inset circular blue slate bed.

Rear Garden

Paved to the rear of the home with the majority of area then being laid to lawn with a flower and shrub border. The remainder of garden is then paved offering an extensive area for garden table, chairs and entertaining. Outside light. Storage shed.

Private Driveway

Brick block paved and offering off street parking. Double gates to a continuation of the driveway with further parking spaces, outside light, water tap and access to garage and rear garden.

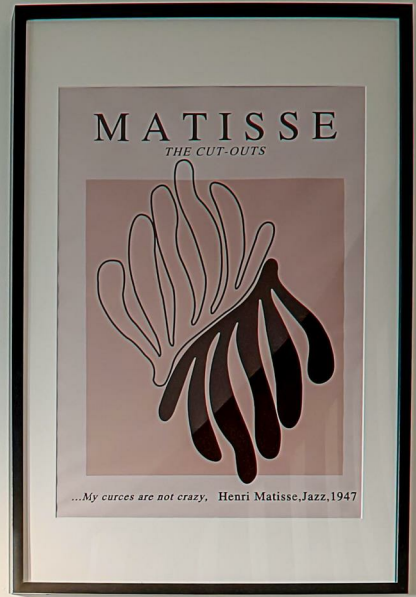
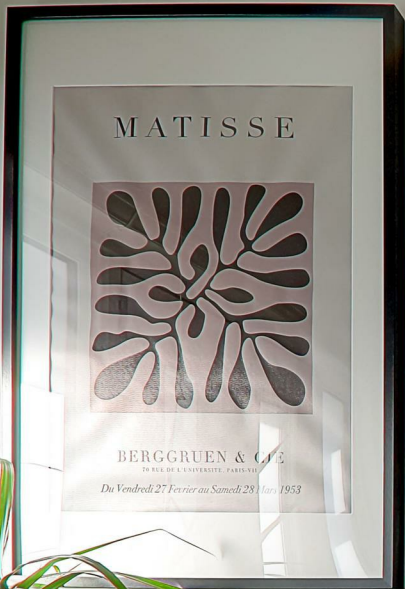
Detached Garage

4.60m x 2.34m (15'1 x 7'8)

Accessed via double doors. Pitched tiled roof. Power.

Council Tax

Council Tax Band E









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(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.

