



125 Broomfield Avenue, Worthing, BN14 7SF
Guide Price £700,000



A three bedroom detached family home situated within the highly sought after catchment area of Thomas A Becket, close to local shops, schools and amenities. The accommodation consists of an enclosed entrance porch, reception hall, lounge, open plan kitchen/dining room, conservatory, ground floor cloakroom, first floor landing, three double bedrooms, bathroom, separate cloakroom, loft, private driveway, garden cabin and feature South facing rear garden.

- Detached Family Residence
- Highly Sought After Road
- Three Double Bedrooms
- Open Plan Kitchen/Dining Room
- Solar Panel Heating
- Garden Cabin/Office
- South Facing Rear Garden
- TAB Catchment Area





Enclosed Entrance Porch

Accessed via a double glazed front door. East, North and West aspect leaded light double glazed windows all on a brick base. Wall light. Tiled floor. Textured ceiling. Double glazed door to reception hall.

Reception Hall

4.01m x 3.40m (13'2 x 11'2)

Radiator. Luxury vinyl flooring. Coved and textured ceiling. Staircase to first floor landing with an understairs storage cupboard. Doors to lounge, kitchen and cloakroom.

Lounge

3.99m x 3.43m (13'1 x 11'3)

South aspect via double glazed windows and doors to conservatory. Wall mounted fire. Radiator. Dimmer switch. Coved and textured ceiling.

Open Plan Kitchen/Dining Room

7.21m x 5.21m (23'8 x 17'1)

An extended and open plan kitchen/dining room with a fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and integrated dishwasher below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Five ring hob with extractor hood over. Fitted double oven, grill and microwave. Space for American design fridge/freezer and further appliances. Matching island with breakfast bar area. Part tiled walls. Built in pantry housing washing machine and tumble dryer. Two radiators. Tiled flooring. Space for dining table and chairs. Levelled and coved ceiling with spotlights. Two North aspect leaded light double glazed windows. South aspect double glazed window and sliding patio doors to rear garden.

Conservatory

4.39m x 3.58m (14'5 x 11'9)

Triple aspect via South, East and West facing double glazed windows. Pitched polycarbonate roof with opening vents. Radiator. Tiled flooring. Double glazed French doors to rear garden.



Ground Floor Cloakroom

1.52m x 1.19m (5'0 x 3'11)

Low level w.c. Pedestal wash hand basin. Part tiled walls. Radiator. Coved and textured ceiling. Two obscure glass leaded light double glazed windows.

First Floor Landing

3.99m x 2.21m (13'1 x 7'3)

West aspect leaded light obscure glass double glazed window. Built in airing cupboard. Wall light point. picture rail. Coved and textured ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

4.06m x 3.33m (13'4 x 10'11)

South aspect via double glazed windows. Two single and two double fitted wardrobes. Matching cupboards. Radiator. Feature wall. Levelled and coved ceiling with spotlights.

Bedroom Two

3.99m x 2.95m (13'1 x 9'8)

South aspect via double glazed windows. Two fitted double wardrobes. Radiator. Picture rail. Coved and textured ceiling.

Bedroom Three

3.38m x 2.90m (11'1 x 9'6)

North aspect double glazed windows. Radiator. Picture rail. Coved and textured ceiling.

Bathroom

2.08m x 1.68m (6'10 x 5'6)

Fitted suite comprising of a panelled bath having mixer taps. Step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer tap and storage cupboard below. Fully tiled walls. Ladder design radiator. Coved and textured ceiling. Obscure glass double glazed window.



Separate W.C

1.22m x 0.89m (4'0 x 2'11)

Concealed low level flush w.c. Radiator. Fitted storage cupboard. Coved and textured ceiling. Obscure glass leaded light double glazed window.

OUTSIDE

Private Driveway

Providing off street parking. Side gate to rear garden.

Rear Garden

A further feature of the home due to its size, seclusion and Southerly aspect. The first area of garden is laid to wood decking to the rear and width of home and offers ample space for garden tables, chairs and entertaining. Outside water tap, Water butt. Outside lighting. The majority of garden is then laid to lawn with well stocked and mature flower borders. Wooden storage shed. To the rear of garden is an additional area of lawn with summer house and a raised flower and shrub bed.

Garden Cabin/Office

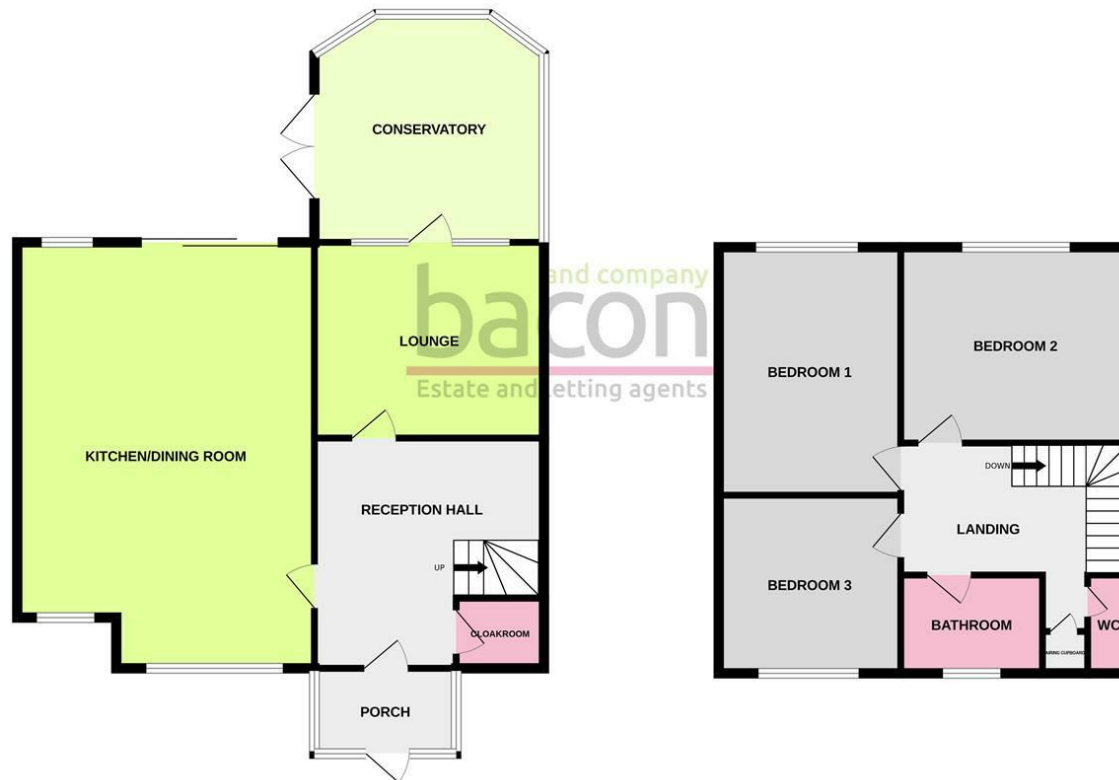
4.83m x 2.41m (15'10 x 7'11)

North and South aspect double glazed windows. Power and light. Coved and textured ceiling with spotlights. Double glazed sliding doors onto the decking patio.



GROUND FLOOR

1ST FLOOR



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			
(69-80) C			
(55-68) D	59	68	
(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.



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