



82 Broomfield Avenue, Thomas A Becket, Worthing, BN14 7SB
Guide Price £600,000

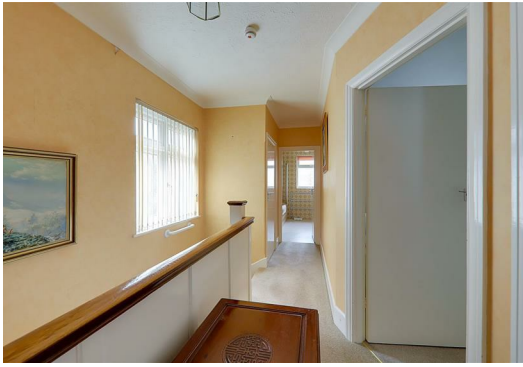
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We are delighted to offer for sale this extended and deceptively spacious three bedroom family home with the potential to make your own.

The property in brief comprises of an entrance porch leading into entrance hallway an open plan lounge / diner which is bay fronted which leads on to the sun room / home office depending on your personal use, the kitchen is extended and there is also a separate ground floor WC, the first floor has two spacious double bedrooms and a large single, family bathroom and separate WC, there are both front and rear gardens which are well maintained, off street parking is available for two plus vehicles and a separate garage with up and over door power and lighting.

- Detached Family Home
- Popular Location
- Great School Catchment Area
- Three Reception Rooms
- Three Bedrooms
- Ground Floor WC
- Off Street Parking & Garage
- Fitted Kitchen & Bathroom
- PVCU Double Glazed & Gas Central Heated Throughout
- Potential To Extend (STNPC)



Entrance Porch

1.75m x 1.24m (5'9 x 4'1)

PVCU double glazed front door, tiled flooring, recessed shelving, single light fitting, PVCU double glazed opening windows, wooden door through to:

Spacious Entrance Hallway

4.04m x 1.88m (13'3 x 6'2)

Carpeted floor, single radiator, stairs to first floor landing, access to understairs storage cupboard, textured and coved ceiling with single ceiling light fitting, smoke detector.

Bay Fronted Lounge

4.98m x 3.99m (16'4 x 13'1)

Carpeted floor, single radiator, PVCU double glazed bay window, television point, various power points, attractive fireplace with wooden surround and mantle, textured and coved ceiling with single ceiling light fitting.

Dining Room

3.94m x 3.84m (12'11 x 12'7)

Carpeted floor, single radiator, PVCU double glazed window, textured and coved ceiling with single ceiling light fitting.

Kitchen

4.14m x 2.67m (13'7 x 8'9)

Vinyl flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, integrated eye level double oven, space for free standing fridge freezer, space and provision for washing machine, inset stainless steel one and half bowl single drainer sink unit with mixer tap, wall mounted boiler, tiled splashbacks, PVCU double glazed window, access to further understairs storage cupboard with hanging rail and shelving, inset five ring gas burning hob with extractor fan over, textured ceiling with single ceiling light fitting.

Sun Room / Office

2.49m x 2.44m (8'2 x 8)

Carpeted floor, single radiator, various power points, textured and coved ceiling with single light fitting, PVCU double glazed sliding door leading out onto rear garden.

Inner Lobby

1.42m x 0.79m (4'8 x 2'7)

Vinyl flooring, cupboard with various recessed shelving units having its own lighting, textured and coved ceiling with single light fitting, PVCU double glazed door leading out into rear garden, door to:

Ground Floor WC

1.30m x 1.14m (4'3 x 3'9)

Vinyl flooring, part tiled walls, low flush WC, wall hung hand wash basin with mixer tap, wall mounted vanity unit mirror, PVCU double glazed obscured glass window, textured ceiling with single light fitting.

First Floor Landing

4.42m x 2.29m (14'6 x 7'6)

Carpeted stairs, carpeted flooring, PVCU double glazed obscured glass window, loft hatch access with drop down ladder, textured and coved ceiling with single light fitting, smoke detector.

Bay Fronted Bedroom One

4.80m x 3.38m (15'9 x 11'1)

Carpeted floor, single radiator, various power points, a range of fitted wardrobes with various hanging rails and shelving, textured and coved ceiling with single light fitting.

Bedroom Two

3.96m x 3.84m (13 x 12'7)

Carpeted floor, single radiator, PVCU double glazed window, a range of fitted wardrobes with various hanging rails and shelving, skimmed ceiling with coving and single light fitting.

Bedroom Three

2.49m x 2.29m (8'2 x 7'6)

Carpeted floor, single radiator, PVCU double glazed window, various power points, textured ceiling with single light fitting.

Family Bathroom

3.18m x 2.67m (10'5 x 8'9)

Vinyl flooring, panel enclosed bath with shower attachment, separate shower cubicle having an integrated mains powered shower being fully tiled and having a fitted grab rail, hand wash basin with vanity unit below and hot and cold tap, wall mounted vanity unit mirror, fully tiled walls, textured and coved ceiling with two ceiling mounted light fittings, extractor fan, obscured glass PVCU double glazed window, chrome heated towel rail, single radiator, fitted airing cupboard housing factory lagged hot water cylinder and having slatted shelving above.

Separate WC

1.24m x 0.86m (4'1 x 2'10)

Vinyl flooring, low flush WC, fitted corner hand wash basin with hot and cold taps, part tiled walls, PVCU double glazed obscured glass window, textured ceiling with single light fitting.

Externally

Front Garden

Off street parking for two plus vehicle's with various mature shrub and plant borders, dwarf wall and fence enclosed, gated side access.

Rear Garden

Patio area stepping onto large lawned area with various raised flower and shrub beds, timber built shed with power and lighting, outside tap, four water butts, fence and wall enclosed, gated side access, outside security lighting.

Detached Garage

Having an up and over door, power and lighting.

Council Tax

Band E



GROUND FLOOR



1ST FLOOR



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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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