



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

and company
bacon
Estate and letting agents



An extended and spacious five bedroom semi detached family home situated within both a highly sought after road and catchment area. The accommodation consists of a covered porch, reception hall, lounge, dining room, conservatory, open plan kitchen/breakfast room, ground floor cloakroom, first floor landing, three first floor bedrooms, bathroom, separate w.c, second floor landing, two second floor bedrooms and shower room/w.c, private driveway, garden bar and feature rear garden.

- Semi Detached Family Home
- Sought After TAB Catchment
- Five Bedrooms
- Four Reception Rooms
- Open Plan Kitchen/Dining
- Two Bathrooms
- Double Glazed Windows
- Feature Garden and Outside Bar



Covered Porch

Tiled flooring and composite front door to the reception hall.

Reception Hall

4.62m x 1.80m (15'2 x 5'11)

Two South aspect leaded light obscure glass double glazed windows. Radiator. LVT flooring. Levelled and 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 leaded light double glazed bay window. Cast iron fireplace with hearth, surround and mantle over. Radiator. Dado rail. Coved ceiling.

Dining Room

3.94m x 3.58m (12'11 x 11'9)

Chimney breast with fireplace having a raised hearth, inset wood burning fire and mantle over. Two feature walls. Wood flooring. Radiator. Coved ceiling. Opening to conservatory.

Conservatory

4.85m x 2.82m (15'11 x 9'3)

North/East and North/West aspect double glazed windows. Pitched glazed roof. Wood flooring. Feature wall. Radiator. Double glazed French doors to the rear garden.

Kitchen/Breakfast Room

5.49m x 3.71m (18'0 x 12'2)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Range cooker with fitted extractor hood over. Space for American design fridge/freezer and further appliances. LVT flooring with electric underfloor heating. Levelled ceiling with spotlights. Dual aspect via a North facing double glazed window and two velux and two West

facing double glazed windows. Double glazed door to rear garden.

Office

3.48m x 1.30m (11'5 x 4'3)

South aspect leaded light double glazed window. Radiator. Levelled ceiling.

Ground Floor Cloakroom

1.07m x 0.69m (3'6 x 2'3)

Push button w.c. Wall mounted corner wash hand basin with tiled splashback. Tiled flooring. Extractor fan.

First Floor Landing

4.42m x 1.85m (14'6 x 6'1)

West aspect obscure glass double glazed window. Levelled and coved ceiling. Staircase to second floor landing. Doors to all first floor rooms.

Bedroom One

4.22m into bay x 3.63m (13'10 into bay x 11'11)

South aspect via leaded light double glazed windows. Two fitted double wardrobes with storage cupboards over and display shelving connecting. Radiator. Levelled ceiling.

Bedroom Two

4.22m x 3.63m (13'10 x 11'11)

North aspect double glazed window with fitted blinds. Radiator. Decorative fire surround and mantle. Levelled ceiling.

Bedroom Three

2.46m x 2.29m (8'1 x 7'6)

South aspect leaded light double glazed window. Radiator. Levelled and coved ceiling.

Bathroom

1.78m x 1.70m (5'10 x 5'7)

Fitted suite comprising of a panelled bath with mixer taps and having shower head, attachment and shower screen over. Wash hand basin with mixer taps and storage cupboard below. Chrome ladder design radiator. Tiled flooring. Majority tiled walls. Built in linen cupboard housing the homes wall mounted boiler. Levelled ceiling. Obscure glass double glazed window.

Separate W.C

1.22m x 0.84m (4'0 x 2'9)

Low level w.c. Tiled flooring. Levelled ceiling. Obscure glass double glazed window.

Second Floor Landing

West aspect obscure glass double glazed window. Levelled ceiling. Doors to all second floor rooms.

Bedroom Four

3.71m x 3.12m max (12'2 x 10'3 max)

South aspect via two velux windows. Radiator. Levelled and sloping ceiling. Eaves storage cupboards. NB: Room narrows in length to 8'2.

Bedroom Five

2.77m x 2.34m (9'1 x 7'8)

North aspect via double glazed windows. Radiator. Levelled ceiling.

Shower Room/W.C

2.31m x 1.70m (7'7 x 5'7)

Comprising of a step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin with mixer taps and tiled splashback. Push button w.c. Chrome ladder design radiator. Levelled ceiling. Extractor fan. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Laid to shingle and providing off street parking for two to three vehicles. Side gate to rear garden.

Rear Garden

A particular feature of the home due to its size and seclusion. The first area of garden is paved to the rear and full width of the home creating ample space for garden table, chairs and seating area, Outside lights and water tap. The majority of the garden is then laid to artificial lawn. Flower and shrub border. Shingle flower bed. Storage shed. Additional circular paved patio area. Feature and flint built GARDEN BAR.

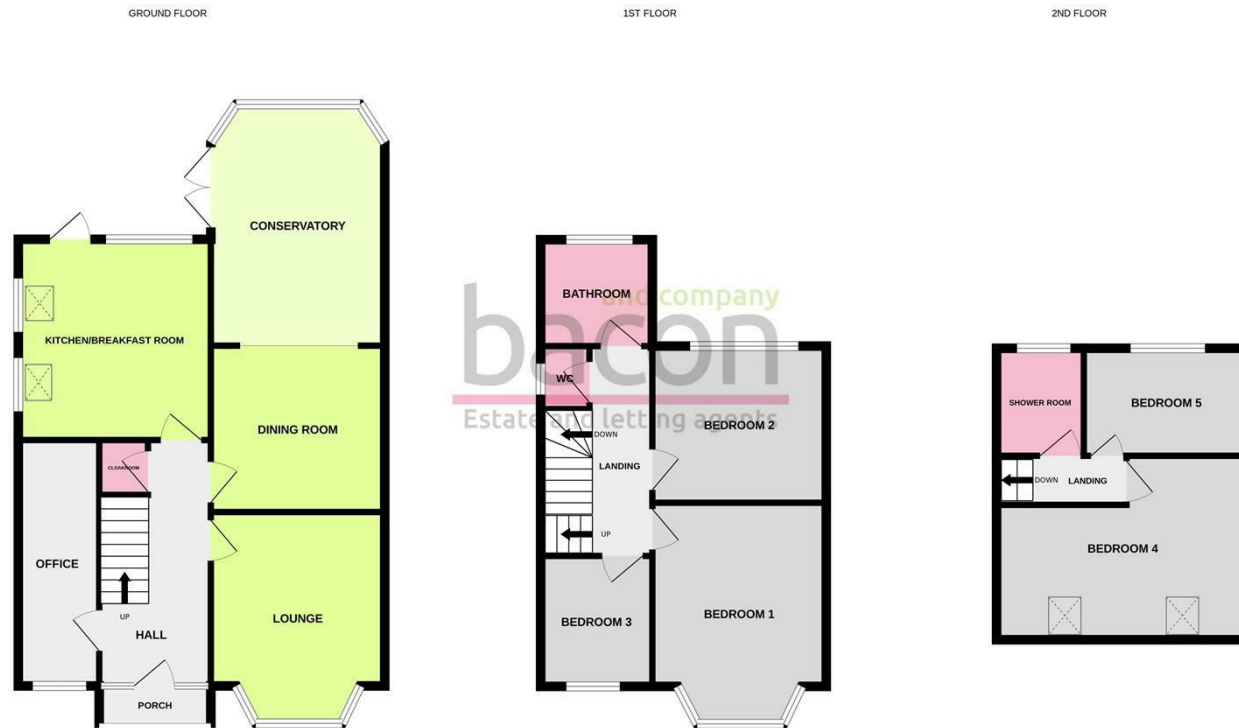
Council Tax

Council Tax Band D









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		71
(55-68) D	56	
(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.

