



Balcombe Avenue, Worthing, BN14 7RS

Asking Price £475,000

A beautifully refurbished three bedroom semi detached house, ideally situated within the highly sought after Thomas A Becket catchment area.

The accommodation comprises a solid front door opening into a spacious entrance hall, featuring herringbone wood effect flooring throughout the ground floor. The bay fronted lounge offers a welcoming living space, while the kitchen dining room is fitted with a modern luxury kitchen and a range of integrated appliances, including a washing machine, dishwasher, fridge freezer, oven, hob, and extractor. Patio doors from the dining area open onto a stunning West facing rear garden, perfect for entertaining and relaxation.

On the first floor, the landing provides access to the loft and three bedrooms, along with a beautifully refitted bathroom complete with a separate shower cubicle.



Council Tax Band: C

- Beautifully refurbished three bedroom house
- Off-road parking for two vehicles – a rare and valuable feature
- Three well-proportioned bedrooms
- Convenient location close to shops, schools, parks, and transport links
- Character features with a contemporary finish
- Bright and spacious living area
- Large private West facing rear garden – perfect for entertaining, gardening or family play
- Brand new heating, electrical systems and double glazing
- Popular school catchment
- Sold with vacant possession



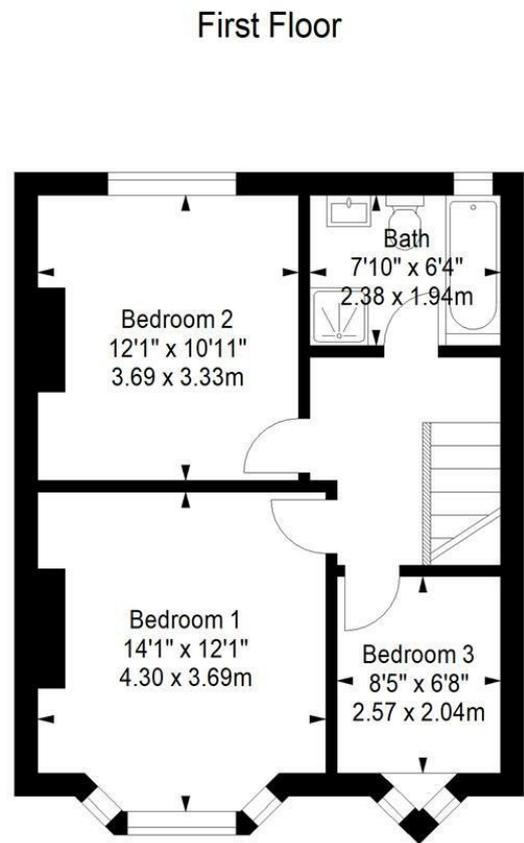
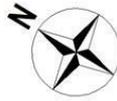
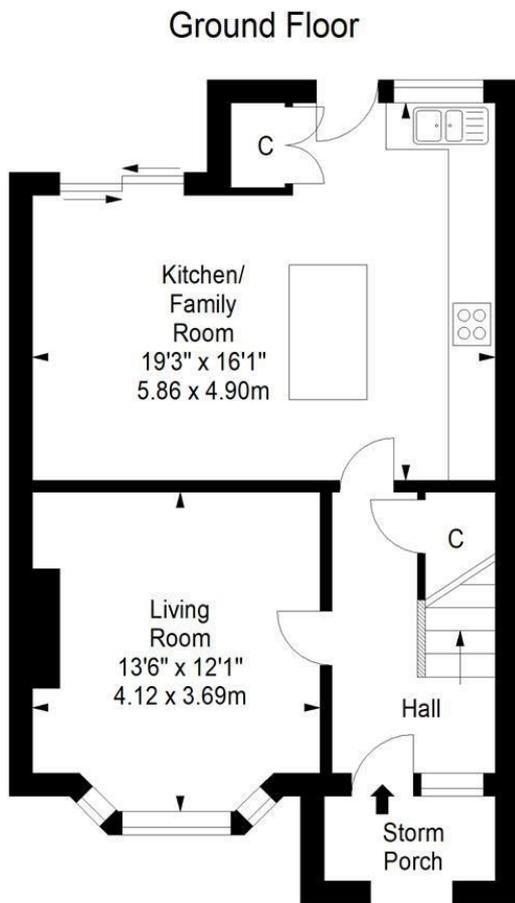
The property enjoys a highly convenient location within easy reach of the Thomas A Becket shopping facilities. Worthing town centre, with its extensive array of shops, bars, and restaurants, lies approximately 2 miles away. The area is well served by schools catering to all age groups, and regular bus services operate throughout the district. Additionally, the property benefits from close proximity to Worthing mainline station, providing excellent connections to the wider region

Tarring, a historic and quaint neighbourhood in Worthing, captivates residents with its charming blend of period architecture and a warm community atmosphere. With its cobbled streets and historic buildings, Tarring exudes a sense of timeless character. The area features a mix of traditional cottages, Victorian houses, and modern residences, creating a diverse yet cohesive streetscape. Tarring boasts a thriving local community with independent shops, cafes, and cultural venues. Residents can also enjoy the nearby Tarring Park, contributing to the areas appeal as a delightful residential enclave that seamlessly blends history with contemporary living.



EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



Approximate gross internal floor area 95.3 sq m/ 1025.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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