

and company bacon
Estate and letting agents

6 Lavington Road, Thomas A Becket, Worthing - BN14 7SN

Guide Price £550,000









6 Lavington Road

Thomas A Becket, Worthing

An extended four bedroom semi detached family home situated within a highly sought after road forming part of the Thomas A Becket school catchment area, close to local shops and amenities. The accommodation consists of a covered porch, reception hall, lounge, dining room, sun room, kitchen/breakfast room, lobby, ground floor cloakroom, lean to, first floor landing, four bedrooms, bathroom/w.c, private driveway, garage, front and rear gardens.

Council Tax band: D

Tenure: Freehold

- Extended Semi Detached Home
- Four Bedrooms
- Highly Sought After Road
- Thomas A Becket Catchment
- Secluded & Large Rear Garden
- Ground Floor Cloakroom
- Driveway & Garage
- No Onward Chain

Covered Porch
Tiled flooring. Outside wall light. Double glazed front door to the reception hall with matching South aspect window to side.

Reception Hall
15′ 2″ x 5′ 9″ (4.62m x 1.75m)
Radiator with display shelf over. Central heating thermostat. Staircase to first floor landing with an understairs storage cupboard.

Lounge
15′ 1″ x 12′ 8″ (4.60m x 3.86m)
South aspect via leaded light double glazed windows. Feature fireplace having a raised tiled and brick hearth, brick surround and wooden mantle over. Radiator with display shelf over. Picture rail. Textured ceiling. Stained glass wooden French doors to the dining room.

Dining Room
12′ 4″ x 11′ 9″ (3.76m x 3.58m)
North aspect via double glazed windows and door to the sun room. Chimney breast with display alcove. Radiator. Two wall light points. Picture rail.

Sun Room
10′ 0″ x 6′ 10″ (3.05m x 2.08m)
Dual aspect via North and East facing double glazed windows. Wood effect vinyl flooring. Radiator. Wall light point. Pitched polycarbonate roof. Double glazed door to rear garden.



Kitchen/Breakfast Room
15′ 5″ x 8′ 4″ (4.70m x 2.54m)
Fitted suite comprising of a one and half bowl single drainer sink unit having mixer taps and with storage cupboard and integrated dishwasher below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven and grill. Four ring hob with extractor hood over. Space for fridge and further appliances. Part tiled walls. Radiator. Tiled flooring. Understairs storage cupboard. Coved ceiling. North aspect double glazed window and door to rear garden.

Lobby
4′ 3″ x 3′ 5″ (1.29m x 1.04m)
East aspect double glazed window. Tiled flooring. Coved and textured ceiling. Inner door to cloakroom. Double glazed door to lean to.

Ground Floor Cloakroom
3′ 5″ x 3′ 0″ (1.04m x 0.91m)
Push button w.c. Wall mounted wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Coved and textured ceiling.

Lean To
13′ 4″ x 5′ 5″ (4.06m x 1.65m)
Power. Pitched polycarbonate roof. Doors to front and rear.

First Floor Landing
11′ 7″ x 7′ 7″ (3.53m x 2.31m)
Split level landing. Access to loft space via a pull down ladder. Doors to all first floor rooms.

Bedroom One
15′ 0″ x 12′ 2″ (4.57m x 3.71m)
Double bedroom. South aspect via leaded light double glazed windows. Fitted double bedroom wardrobe with matching storage cupboards and bedside cabinets. Built in wardrobe. Radiator. Textured ceiling.



Bedroom Two
12′ 4″ x 11′ 9″ (3.76m x 3.58m)
Double bedroom. North aspect leaded light double glazed windows. Fitted double wardrobe. Built in shelved storage cupboard. Radiator. Picture rail.

Bedroom Three
14′ 0″ x 7′ 9″ (4.27m x 2.36m)
Double bedroom. Dual aspect via North and South aspect leaded light double glazed windows. Fitted display shelving. Radiator. Coved ceiling.

Bedroom Four
7′ 6″ x 6′ 8″ (2.29m x 2.03m)
Single bedroom. South aspect leaded light double glazed windows. Radiator. Picture rail.

Bathroom/W.C
8′ 6″ x 6′ 8″ (2.59m x 2.03m)
Fitted suite comprising of a panelled bath having mixer taps and twin hand grips. Step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps and storage cupboard below. Low level w.c. Wood effect vinyl flooring. Tiled walls. Radiator. Coved and textured ceiling with spotlights. Obscure glass leaded light double glazed window.





Front Garden

Laid to shaped lawn with flower, shrub and pebble borders to two sides.

Rear Garden

A further feature of the property due to its size and seclusion. The first area of garden is paved to the rear and full width of the property providing ample space for garden table and chairs. Wooden storage shed. Outside water tap, wall light and two water butts. The majority of garden is then laid to lawn with flower and shrub borders and beds. Pathways to either side of the lawn leading to a second patio area, additional storage shed, greenhouse, compost and vegetable plot areas.

Driveway

2 Parking Spaces

Gated entrance. Brick block paved private driveway providing off street parking. Outside water tap.

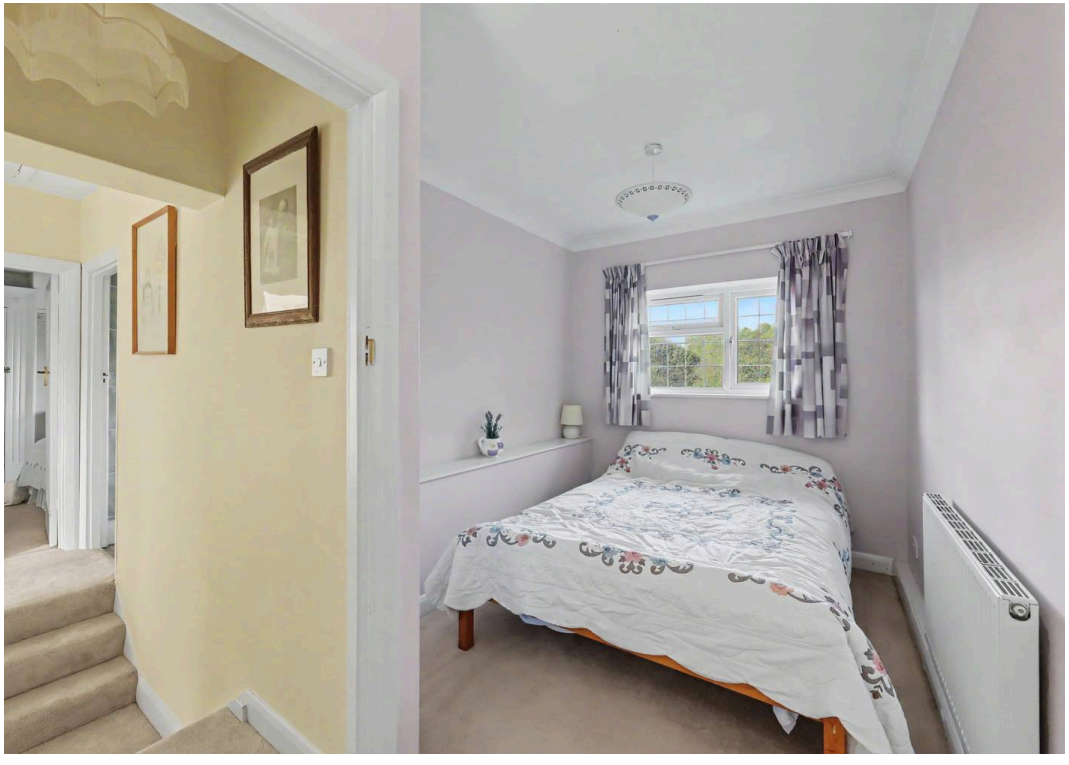
Garage

Single Garage

Adjoining brick built garage accessed via an up and over door. Power and light. Wall mounted central heating boiler.











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.
Made with Metropix ©2026

Bacon and Company

Bacon and Company, 1-3 Broadwater Street West, Worthing - BN14 9BT

01903524000

broadwater@baconandco.co.uk

www.baconandco.co.uk

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. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy. Should you have an offer accepted on this property, you will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement. The cost is £30 inc VAT per purchaser, payable in advance once an offer has been accepted and prior to the sales memorandum being issued. The fee is non refundable.