



97 Broomfield Avenue, Worthing, BN14 7SD  
Guide Price £500,000

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A three bedroom semi detached family house situated within a highly sought after road forming part of the Thomas A Becket catchment area. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, extended kitchen, first floor landing, three bedrooms, bathroom/w.c, loft, private driveway, garage, front and rear gardens.

- Extended Semi Det House
- Three Bedrooms
- Highly Sought After Road
- South Aspect Rear Garden
- Double Glazed Windows
- Gas Central Heating
- No Onward Chain
- TAB Catchment Area





#### Enclosed Entrance Porch

Accessed via double glazed French doors with matching windows to either side. Additional East and West aspect double glazed windows. Tiled flooring. Original inner part glazed wooden door to reception hall.

#### Reception Hall

4.65m x 1.83m (15'3 x 6'0)  
Two North aspect stained glass windows. Radiator. Dado rail. Central heating thermostat. Coved and textured ceiling. Staircase to first floor landing with understairs display shelving and storage cupboards. Doors to all ground floor rooms.

#### Lounge

4.11m into bay x 3.89m (13'6 into bay x 12'9)  
North aspect via a double glazed bay window. Chimney breast with inset fitted fire. Radiator. Dimmer switch. Coved and textured ceiling.

#### Dining Room

3.94m x 3.51m (12'11 x 11'6)  
South aspect via double glazed French doors with matching windows to either side. Chimney breast with wall mounted fire. Radiator. Coved and textured ceiling.

#### Extended Kitchen

5.46m x 2.54m (17'11 x 8'4)  
Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and appliance space below. Areas of rolltop work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for range cooker with extractor hood over. Space for washing machine, tumble dryer and further appliances. Radiator. Part tiled walls. Wall mounted Potterton central heating boiler. Wood flooring. Coved and textured ceiling. East and South aspect double glazed windows. Double glazed door to rear garden.

#### First Floor Landing

3.07m x 2.29m (10'1 x 7'6)  
East aspect via an obscure glass double glazed window. Coved and textured ceiling with access to loft space. Doors to all first floor rooms.

#### Bedroom One

4.11m into bay x 3.43m (13'6 into bay x 11'3)  
North aspect via a double glazed bay window. Fitted mirror fronted bedroom wardrobes. Radiator. Levelled and coved ceiling.

#### Bedroom Two

3.94m x 3.53m (12'11 x 11'7)  
South aspect via double glazed windows. Two single and two fitted double wardrobes with interconnecting dressing table area and storage cupboards over. Radiator. Coved and textured ceiling.

#### Bedroom Three

2.49m x 2.29m (8'2 x 7'6)  
North aspect double glazed window. Fitted mirror fronted double wardrobe. Radiator. Dado rail. Coved and textured ceiling.

#### Bathroom/W.C

3.07m x 1.80m (10'1 x 5'11)  
Fitted suite comprising of a shaped corner panelled bath having mixer taps with shower attachment. Wash hand basin with storage cupboard below. Step in shower cubicle with shower unit and tiled surrounds Electric strip light and shaver point. Radiator. Tiled walls. Built in airing cupboard with water tank and slatted shelving. Coved and textured ceiling. Two obscure glass double glazed windows.

#### OUTSIDE

##### Front Garden

Brick block paved front garden for ease of maintenance and providing additional parking spaces. Two flower and shrub beds.

#### Rear Garden

A further feature of the home being South facing and backing School playing fields. The first area of garden is paved to the rear and width of the home and offers ample space for garden table and chairs. The majority of garden is then laid to lawn. Flower and shrub beds and borders. Brick block paved patio area.

#### Private Driveway

Brick block paved private driveway providing off street parking for several vehicle vehicles and leading to the garage. Outside water tap. Side gate to rear garden.

#### Garage

6.63m x 2.84m (21'9 x 9'4)  
Brick built garage accessed via an electric up and over roller door. Power and light. Double glazed window. Double glazed door to rear garden.

#### Council Tax

Council Tax Band D



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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



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