



2 Sompting Avenue, Worthing, BN14 8HN

Guide price £500,000



2 Sompting Avenue

Worthing, BN14 8HN

- Substantial corner plot property
- Three reception rooms
- Open plan kitchen/dining/living space
- Desired Broadwater location
- Off road parking
- Four bedrooms
- Two bathrooms
- Bay fronted lounge
- Chain free
- Parking for multiple vehicles

Guide Price £500,000 - £525,000.

A substantial four-bedroom family home situated in the heart of Broadwater, offered to the market chain free.

Positioned on a generous corner plot, the property benefits from two gardens and off-road parking for several vehicles. The home has been thoughtfully extended to provide additional ground-floor living space, offering excellent versatility for modern family living.

The accommodation briefly comprises: entrance porch, spacious entrance hall, ground floor WC, bay-fronted double-aspect lounge, open-plan kitchen/diner leading into an additional reception area, a further reception room, ground floor bedroom, and a shower room.

To the first floor are three generously sized bedrooms and a family bathroom. The loft area, accessed via a pull-down ladder, offers ample scope for a variety of uses, subject to the necessary consents.

This well-proportioned home is ideally located for local amenities, schools, and transport links, making it an excellent opportunity for families and buyers seeking flexible living space.

Situated in Broadwater, the property is perfectly placed for everyday amenities. A short walk brings you to a range of local shops and services on Broadwater Street West whilst Worthing mainline rail station just a short distance away.

For a wider selection of bars, restaurants, and national retailers, Worthing town centre is within easy reach, offering everything from high street brands to independent cafes.



Entrance porch	8'4 x 2'3 (2.54m x 0.69m)
Open plan entrance hall	12'9 x 8'0 (3.89m x 2.44m)
Ground floor w/c	
Lounge	14'6 x 12'7 (4.42m x 3.84m)
Open plan kitchen/dining space	22'2 x 11'8 max and 14'1 x 7'5 (6.76m x 3.56m max and 4.29m x 2.26m)
Reception room	15'8 x 9'6 (4.78m x 2.90m)
Bedroom	12'1 x 8'6 (3.68m x 2.59m)
Shower room	
Stairs to first floor landing	
Bedroom two	11'8 x 11'6 (3.56m x 3.51m)
Bedroom one	14'4 x 12'9 (4.37m x 3.89m)
Bedroom three	11'5 x 9'1 (3.48m x 2.77m)
Family bathroom	
Useful loft area	
East facing garden	
West facing garden	
Private drive	

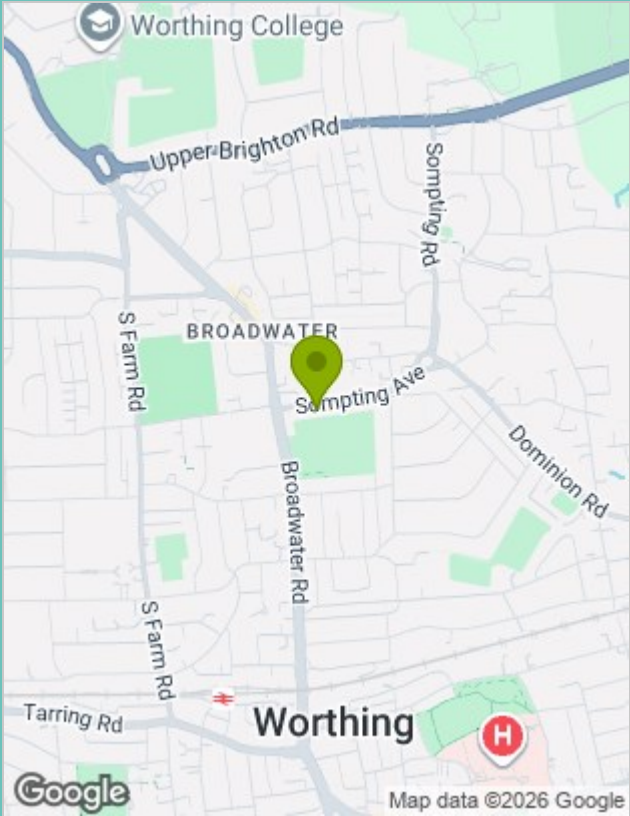




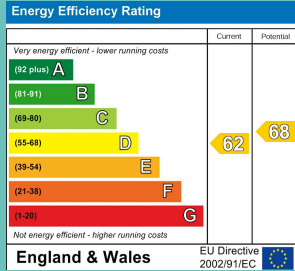
Floor Plans



Location Map



Energy Performance Graph



Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.