



Balcombe Avenue, Worthing, West Sussex, BN14 7RT

Offers Over **£425,000**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Mid-Terraced Family House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Highly Sought After Thomas A Becket Location
- Ground Floor W.C
- Off Road Parking
- Close To Shops, Amenities & Mainline Train Station
- Vendor Suited

Jacobs Steel are delighted to offer for sale this immaculately presented, three bedroom mid-terraced family home positioned in the popular location of Broadwater, close to shops, local amenities and mainline train station. The property boasts three bedrooms, two reception rooms, modern west facing kitchen, large west facing rear garden and off road parking for multiple vehicles.





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Internal The covered front door opens into an entrance lobby providing a convenient place to hang coats and keep shoes. The entrance hall opens up into the beautifully designed, galley-style kitchen which measures a generous 16'0 x 7'9 and has been fitted with an array of modern floor and wall mounted units. The kitchen offers a separate w/c to the rear, the units are topped with high quality, marble worktops and benefit from under cabinet lights. The living and dining room is separate from the kitchen with a stunning original stain glass door and measures a total of 24'3 x 23'2, the living room boasts a double glazed bay window allowing natural light to flood the room. The dining room benefits from double doors, opening up onto the west facing patio area. To the first floor, the main bedroom measures a generous 14'3 x 10'11 allowing plenty of space for a double bed and room for bedroom furniture. The second bedroom also benefits from a great deal of space for a double bed, with the third bedroom being ideal for a single bed. The well presented bathroom has been tiled to a high standard and fitted with a bath, toilet and hand wash basin.

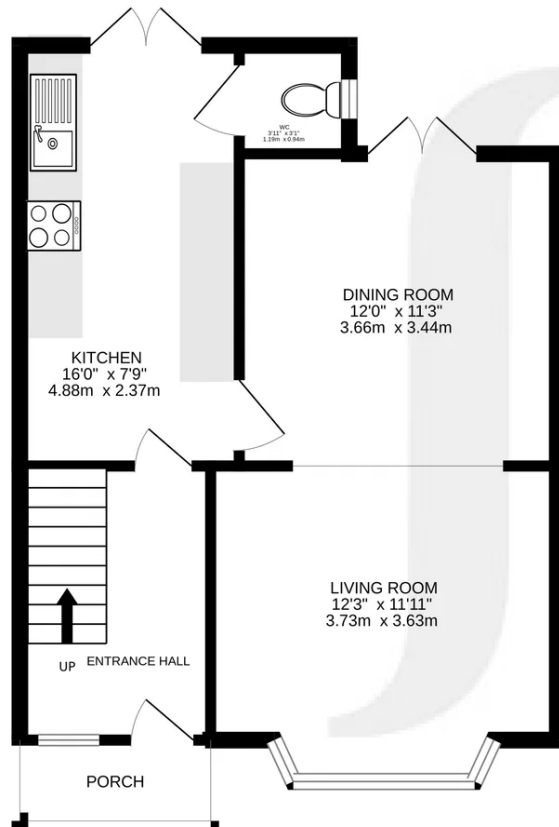


External To the front is a paved driveway, with space for multiple vehicles. The large west facing garden has been cleverly designed with a patio area at the top of the garden, perfect for hosting family events in the summer. West facing and laid to lawn, the garden is a great space for ball games in the summer. The garden also benefits from a large garden shed at the rear, which is ideal for storing garden tools and furniture during the winter.

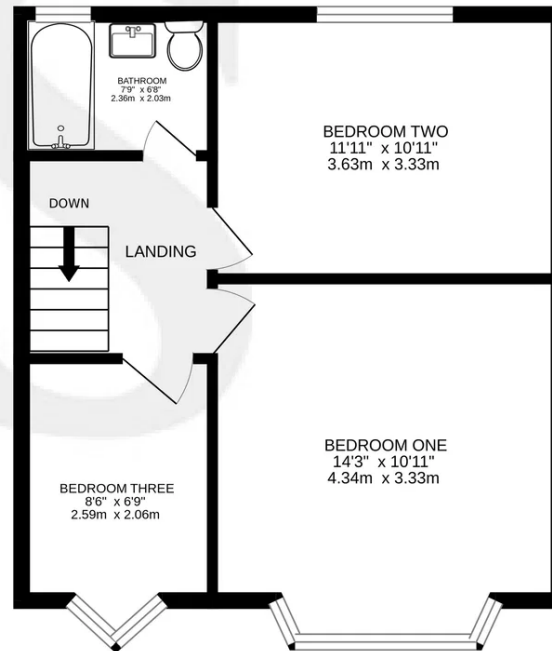
Situated Located in the highly sought after Thomas A Becket catchment area and within walking distance to Broadwater shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away. The nearest station is West Worthing and Worthing mainline both approximately one mile away. Bus services run nearby.

Council Tax Band C

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
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.