



129 Sompting Road, Broadwater, Worthing, BN14 9EX
Guide Price £600,000

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Estate and letting agents



A superbly extended to rear and loft, four bedroom, three bathroom, semi detached family home benefitting from West facing rear garden and timber built cabin/summer house. Briefly the accommodation comprises: entrance hall, living room, dining room, five meter extended kitchen/breakfast room which is finished to a high standard having quartz work surfaces, ground floor shower room, four bedrooms, four piece family bathroom suite and en suite to bedroom one. Externally there is a beautifully maintained and landscaped rear garden, 17'6 x 12'2 summer house, garage with power and light and to the front a private driveway with parking for up to five vehicles. Further benefits include, gas central heating and double glazing.

- Immaculately Presented Throughout
- Four Bedrooms
- Semi-Detached Family Home
- Off Street Parking & Garage
- Extended Up & Out
- Garden Room
- En-Suite To Master Bedroom
- Juliette Balcony
- Popular Broadwater Location
- Easy Access To A27



GROUND FLOOR

Composite double glazed front door to:

Entrance Hall

Double glazed window to side. Radiator. Karndean flooring. Inset ceiling spotlighting.

Living Room

Double glazed bay window to front. Picture rail. Radiator. Karndean flooring. Dual burning stove with brick inset, timber mantle surround and tiled hearth.

Dining Room

Inset ceiling spotlighting. Karndean flooring. Gas fire place with mantle piece surround. Radiator.

Extended Kitchen/Breakfast Room

Quartz worktop having inset under counter 'Franke' one and a half bowl sink with 'Franke' mixer tap and grooved into work surface draining board. Fitted 'NEFF' microwave and fitted oven below. 'NEFF' five ring induction hob with mirrored splash back and 'Faber' extractor cooker hood. Built washing machine and dishwasher. Space for American sized fridge freezer. Matching range of soft close units comprising, cupboards, drawers, pull out larder cupboard and refuse store. Kitchen island with quartz work surface, with space for seating and cupboards. Karndean flooring.

Inset ceiling spotlighting. Pitched double glazed skylight with LED lighting feature. Double glazed bi folding doors. Double glazed window. Two feature radiator. Karndean flooring.

Shower Room/wc

Step in shower tray with fixed glazed screen, electric Mira shower with overhead and separate attachment. Wall mounted vanity unit with on top wash hand basin and mixer tap. Wall mounted LED mirror. Close coupled WC. Double glazed window. Extractor fan. Inset ceiling spotlight. Ladder style towel radiator. Walk in cupboard housing 'Worcester' boiler with shelving, storage space & shower pump. Karndean flooring.

Stairs from entrance hall to:

FIRST FLOOR

Landing

Doors to all rooms. Double glazed window to side.

Bedroom Two

Double glazed bay window to front. Radiator. Decorative feature fireplace. Picture rail.

Bedroom Three

Double glazed window. Radiator. Picture rail. Shelved linen cupboard housing hot water tank and shower pump.

Bedroom Four

Double glazed window to front. Radiator. Fitted double wardrobes with shelving and hanging rails.

Four Piece Family Bathroom Suite

White suite comprising, walk in shower with enclosed glazed surround. Separate wall mounted controls with overhead rainfall power shower and separate attachment. Panelled bath with mixer tap and separate handheld shower attachment. Wall mounted vanity unit with wash hand basin and mixer tap having drawer storage below. Ladder style towel radiator. Close coupled WC. Mirrored cupboard with LED. Inset ceiling spotlighting. extractor fan. Dual aspect with two double glazed windows.

Stairs from first floor landing to:

SECOND FLOOR

Landing

Double glazed window. Inset ceiling spotlighting. Door to:

Bedroom One

Dual aspect. Two double glazed Velux windows. West facing double glazed doors to Juliette balcony. Insect ceiling spotlighting. Electric radiator. Walk in wardrobe with hanging rails. Access to eave loft storage.

Ensuite

Walk in shower tray with fixed glazed screen and wall mounted controls with overhead rainfall power shower and separate handheld attachment. Inset ceiling spotlighting. Vanity unit having wash hand basin with mixer tap and cupboard space below. LED wall mounted mirror. Close couple WC. Shaving socket. Double glazed window. Ladder style towel radiator. Extractor fan.

OUTSIDE

West Facing Rear Garden

Landscaped for ease and maintenance with paved patio area. Side access to front. Borders of mature shrubs, plants and trees. Further shingled area to rear with space for table and chairs. Outdoor socket and lighting. Water tap.

Cabin/Summer House

5.38m x 3.71m (17'8 x 12'2)

Double glazed windows with French doors. Power and light. Timber built

Garage

4.70m x 2.34m (15'5 x 7'8)

Power and light. Up and over door. Personal door to rear garden.

Driveway

Hardstanding and block paved. Standing for around 5 vehicles. Hedge to front with formal wall and timber gate entrance.

Required Information.

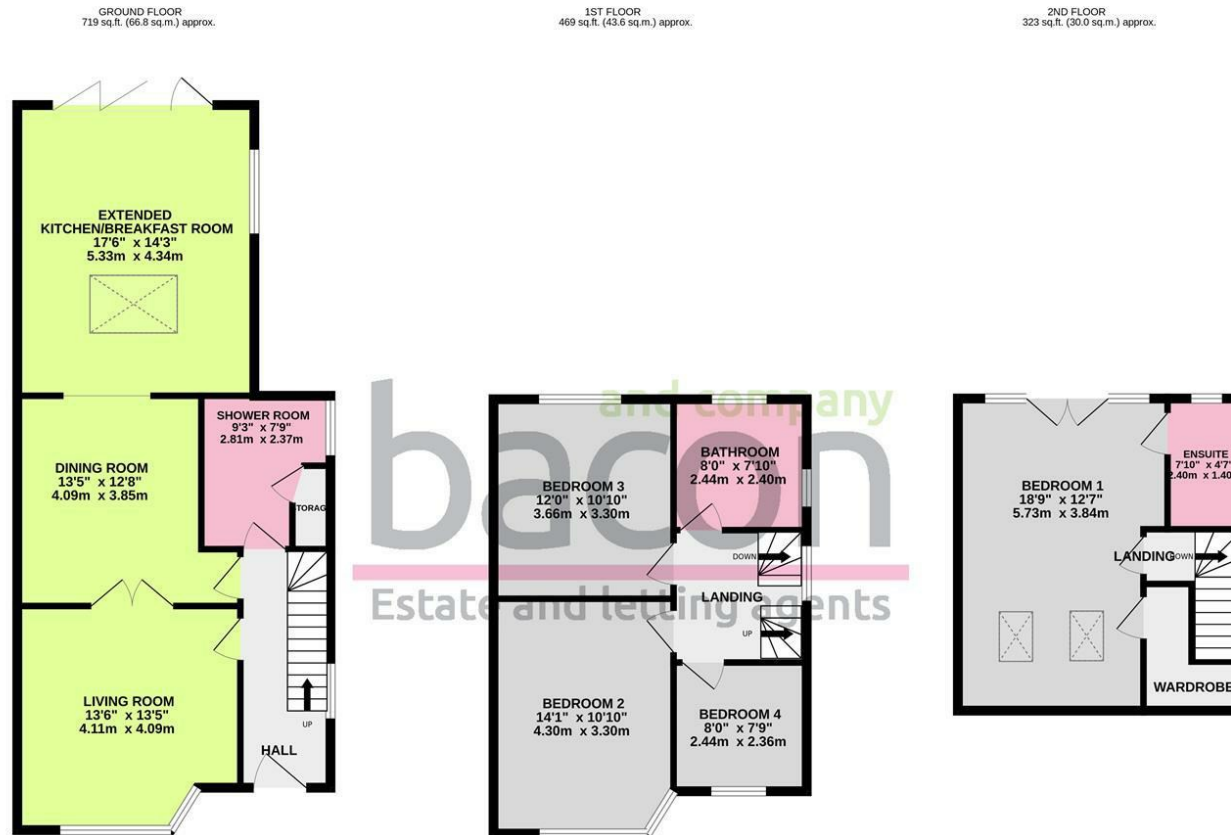
Tenure: Freehold

Council tax band: TBC

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.

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		
(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	

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.



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