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4 Alfriston Road, Thomas A Becket, Worthing - BN14 7QU

Guide Price **£525,000**









4 Alfriston Road

Thomas A Becket, Worthing

An extended three to four bedroom semi detached chalet residence situated on a larger than average plot within both a highly sought after road and catchment area. The property offers spacious and versatile accommodation consisting of a covered porch, reception hall, open plan lounge/dining room, kitchen, family room/bedroom four, ground floor shower room/w.c, first floor landing, three first floor double bedrooms, first floor bathroom/w.c, private driveway, garage, front and feature rear garden.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi Detached Family Home
- TAB Catchment Area
- Four Bedrooms
- Re-Fitted Kitchen in 2024
- Versatile Accommodation
- Immaculate Condition
- Feature Rear Garden
- Sought After Road
- EPC Rating D

Covered Porch
Outside light. Tiled flooring. Composite front door to the reception hall.

Reception Hall
18′ 0″ x 8′ 0″ (5.49m x 2.44m)
West aspect obscure glass double glazed window. Built in storage cupboard. Amtico LVT flooring. Dado rail. Central heating thermostat. Levelled ceiling. Staircase to first floor landing with an understairs storage cupboard. Doors to all ground floor rooms.

Lounge/Dining Room
26′ 10″ x 12′ 6″ (8.18m x 3.81m)
Dual aspect via East and South facing double glazed windows with fitted wooden shutters. Fireplace hearth with mantle over. Two radiators. Space for dining table and chairs. Feature wall. Levelled and coved ceiling.

Kitchen
17′ 2″ x 8′ 9″ (5.23m x 2.67m)
Fitted suite in 2023 comprising of a dual butler sink unit with mixer taps and storage cupboard below. Areas of quartz work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for range cooker with fitted extractor hood over. Integrated fridge, dishwasher and washing machine, Integrated refuse bins. Larder style cupboard. Feature wall. Amitco LVT flooring. Cupboard housing the homes wall mounted 'Worcester' central heating boiler. Dimmer switch. Levelled ceiling with spotlights. East aspect double glazed window. Double glazed French doors to rear garden.



Family Room/Bedroom 4
13′ 9″ x 12′ 9″ (4.19m x 3.89m)
Dual aspect via two North facing double glazed windows and a West facing double glazed bay window, all with fitted wooden shutters. Fitted storage cupboards to width of room. Radiator. Feature wall. LVT flooring. Levelled and coved ceiling.

Ground Floor Shower Room
8′ 5″ x 5′ 1″ (2.57m x 1.55m)
Fitted suite comprising of a corner step in shower cubicle with tiled surround and shower unit (new 2026). Wall mounted wash hand basin with mixer taps. Push button w.c. Tiled walls. Chrome ladder design radiator. Amitco LVT flooring. Levelled ceiling with spotlights and extractor fan. Obscure glass double glazed window.

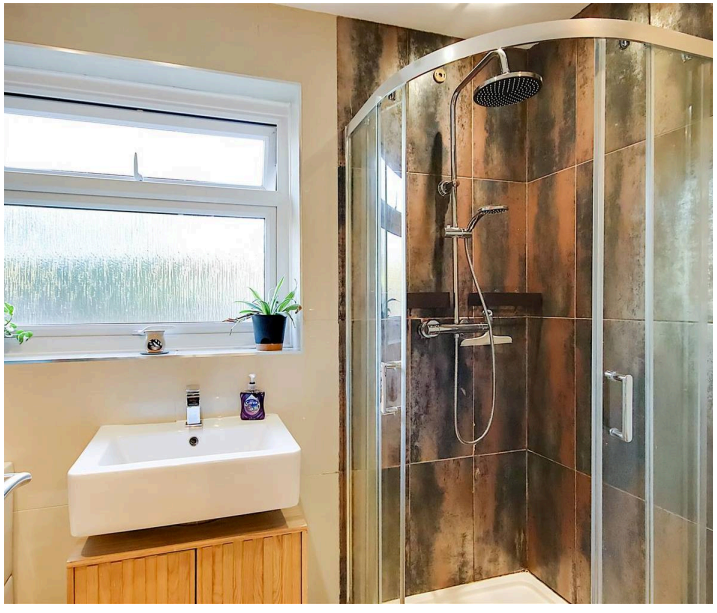
First Floor Landing
10′ 7″ x 6′ 9″ (3.23m x 2.06m)
West aspect velux window. Galleried landing. Levelled ceiling. Doors to all first floor rooms.

Bedroom One
16′ 4″ x 11′ 9″ (4.98m x 3.58m)
Dual aspect via a West facing velux window and East facing double glazed windows. Radiator. Feature wall. Eaves storage cupboard. Levelled ceiling.

Bedroom Two
11′ 7″ x 9′ 8″ (3.53m x 2.95m)
West aspect via a velux and double glazed window. Fitted double and single wardrobe. Radiator. Feature wall. New carpets in 2026. Eaves storage cupboard. Levelled ceiling.

Bedroom Three
11′ 7″ x 8′ 8″ (3.53m x 2.64m)
East aspect double glazed windows. Radiator. Feature walls. New carpets in 2026. Levelled ceiling.







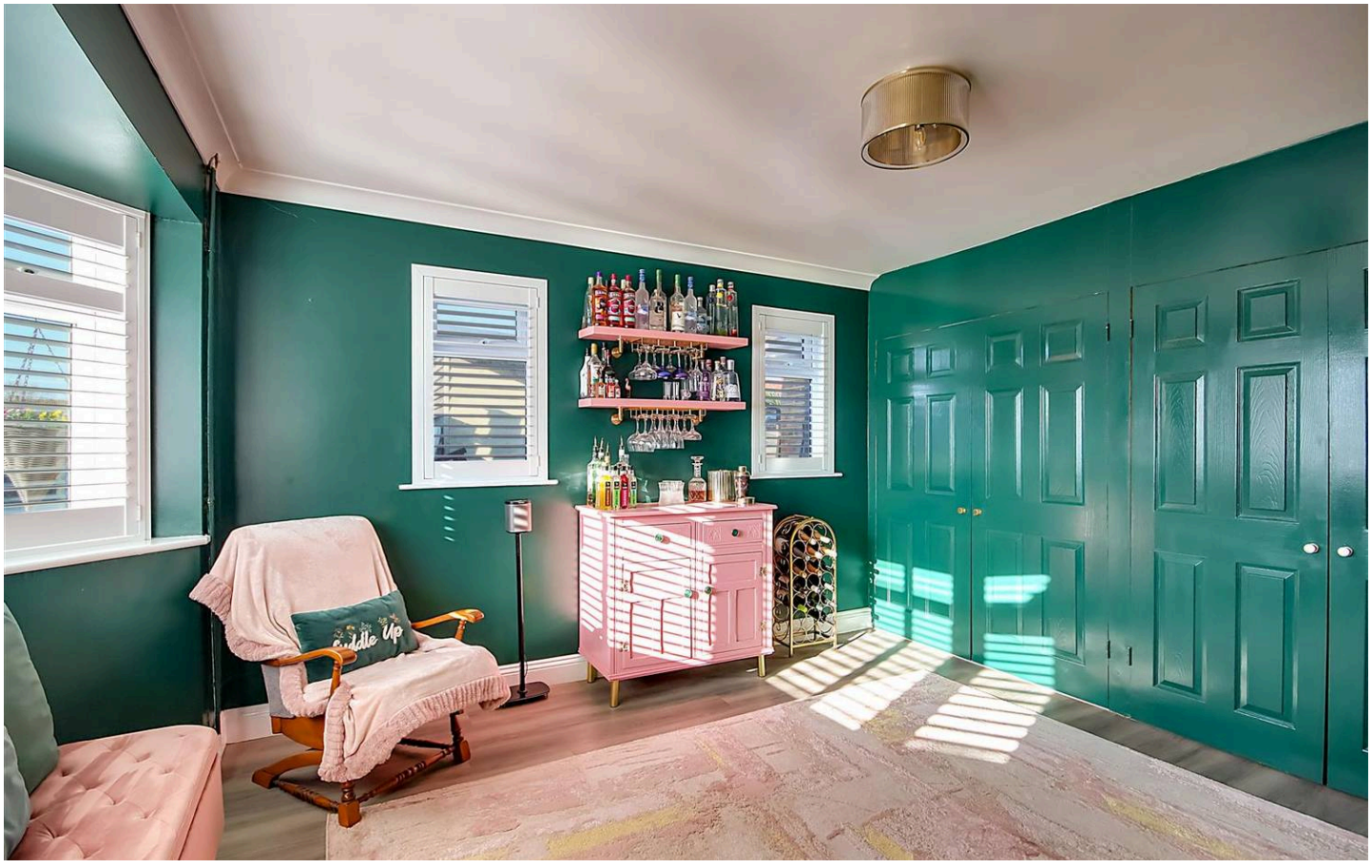
Family Bathroom/W.C

7′ 4″ x 6′ 3″ (2.24m x 1.91m)

Fitted suite comprising of a tiled panelled bath with mixer taps. Pedestal wash hand basin with mixer taps, tiled splashback and storage cupboard below. Push button w.c. Part tiled walls. Tile effect LVT flooring. Ladder design radiator. Levelled ceiling with spotlights and extractor fan. Obscure glass double glazed window.

AGENT NOTE

The council were not asked to issue a building regulations completion certificate for the first-floor extension works carried out in 2007, and an indemnity policy cannot be offered. The sellers report no issues with the extension since the works were completed. They are however arranging for an architect, and a surveyor, to assess the property's structural soundness, to confirm the works met the building regulations in force at the time, and identify what work, if any, would be needed to meet current standards.









Front Garden

Laid to lawn and divided by paved stepping stones to the porch. Large decorative shingle area, shingle borders and slate bed. Gate to rear garden.

Rear Garden

Truly a further feature of this home due to the size of the plot and the various areas within. The first area of garden is laid to raised wood decking and set under pergolas offers a seating area and an outdoor dining area. Two circular areas of lawn with shingle borders. Outside bar. Additional seating and dining area. Wooden storage shed. Outside wall lights.

Driveway

1 Parking Space

Providing off street parking and leading to the garage.

Garage

Single Garage

Brick built and accessed via an up and over door. Power and light. Double glazed window. Personal door to rear garden.










WHUFC



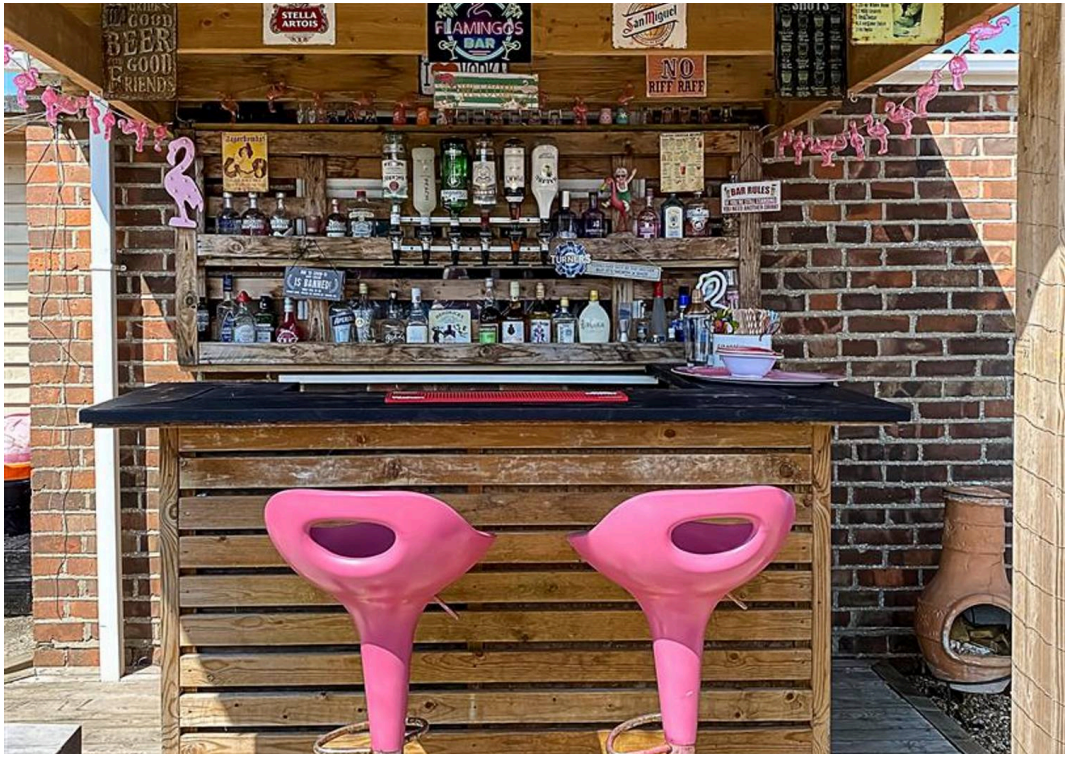






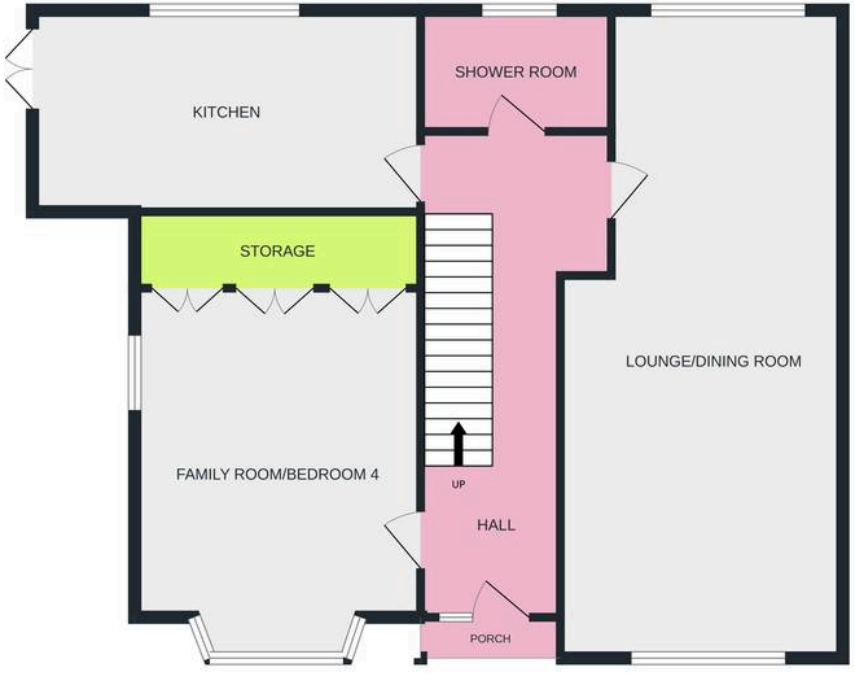




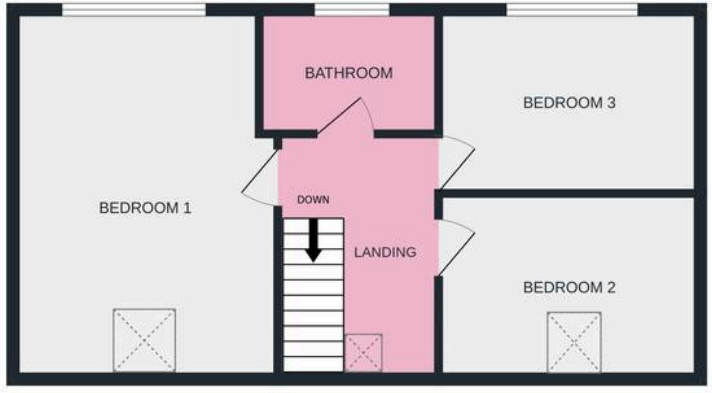

STELLA ARTOIS
FLAMINGOS BAR
San Miguel
NO RIFF RAFF
BAR RULES



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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