



93 Orchard Avenue, Thomas A Becket, Worthing, BN14 7QD
Guide Price £535,000

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A deceptively spacious and versatile four to six bedroom semi detached chalet design home situated within the highly sought after catchment area of Thomas A Becket, close to local shops, schools and amenities. The accommodation consists of a reception hall, extended lounge/dining room, family room, kitchen/breakfast room, office, two ground floor double bedroom, ground floor bathroom/w.c, first floor landing, three first floor double bedrooms, first floor bathroom/w.c, private driveway, garage, front and rear gardens.

- Semi Det Chalet Residence
- Four To Six Bedrooms
- TAB Catchment Area
- Versatile Accommodation
- West Aspect Rear Garden
- Driveway & Garage
- Two Bathrooms
- Viewing Essential



Reception Hall

8.53m x 1.83m (28'7 x 6'6)

Accessed via a composite front door with obscure glass double glazed windows to either side. South aspect obscure glass double glazed window. Radiator. Fitted meter cupboard. Levelled ceiling. Built-in storage cupboard with slatted shelving. Staircase to first floor landing with an understairs storage recess.

Lounge

4.80m x 3.61m (15'9 x 11'10)

Chimney breast with display alcove. Two wall light points. Radiator. Levelled ceiling. Opening to dining area.

Dining Area

3.45m x 2.08m (11'4 x 6'10)

West aspect via double glazed windows overlooking the rear garden. Wood effect LVT flooring. Tall panel radiator. Levelled ceiling.

Kitchen

4.04m x 2.67m (13'3 x 8'9)

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of rolltop work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker with fitted extractor hood over. Space for washing machine and further appliances. Part tiled walls. Coved and textured ceiling. Tile effect vinyl flooring. North and West facing double glazed windows. Double glazed door to rear garden.

Family Room/Bedroom Five

4.70m into bay x 2.69m (15'5 into bay x 8'10)

East aspect via a double glazed bay window with fitted wooden shutters. Radiator. Coved and textured ceiling.

Office

2.87m x 2.67m (9'5 x 8'9)

Dual aspect via North and East facing double glazed windows each with fitted wooden shutters. Radiator. Levelled and coved ceiling.

Ground Floor Bedroom Four

2.95m x 2.84m (9'8 x 9'4)

North aspect double glazed windows with fitted wooden shutters. Radiator. Textured ceiling.

Ground Floor Bathroom

2.54m x 2.34m (8'4 x 7'8)

Fitted suite comprising of a panelled bath with mixer taps. Step in shower cubicle with shower head and shower attachment. Pedestal wash hand basin with mixer taps. Push button WC. Chrome ladder design radiator. Two obscure glass double glazed windows.

First Floor Landing

East aspect double glazed velux window. Levelled ceiling. Doors to all first floor rooms.

First Floor Bedroom One

4.22m x 4.01m (13'10 x 13'2)

West aspect double glazed windows with fitted wooden shutters. Range of fitted bedroom wardrobes to almost length of room. Radiator. Levelled ceiling.

First Floor Bedroom Two

3.53m x 3.15m (11'7 x 10'4)

West aspect double glazed windows with fitted wooden shutters. Radiator. Levelled ceiling.

First Floor Bedroom Three

3.18m x 2.69m (10'5 x 8'10)

East aspect double glazed velux window. Radiator. Levelled and part sloping ceiling. Eaves storage cupboard.

First Floor Bathroom

3.99m x 2.08m (13'1 x 6'10)

Fitted suite comprising of a walk in shower cubicle having shower unit and tiled surround. Wash handbasin with mixer taps and drawers below. Push button WC. Part to walls. Extractor fan. Chrome ladder design radiator. Levelled and part sloping ceilings with spotlights. East aspect velux double glazed window.

OUTSIDE

Front Garden

Laid to lawn.

Rear Garden

A further feature of the home due to its West aspect and seclusion. The garden is divided into three main areas, the first being laid to raised wood decking to the rear of the home offering space for garden table and chairs and with an outside wall light. Paved patio area offering further space for garden table, chairs and entertainment. The remainder and majority of garden is then laid to lawn.

Private Driveway

Providing off street parking for two to three vehicles. Outside wall light. Wooden double gates to a continuation of the driveway and further off-road parking spaces and an outside water tap. Access to garage. Side gate to rear garden.

Garage

Brick built and accessed via an up and over door.

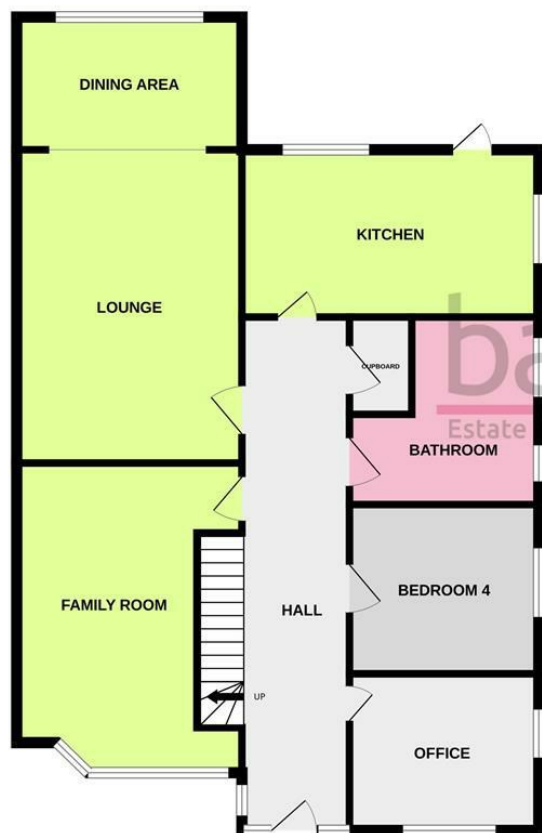
Council Tax

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk