



70 Broomfield Avenue, Worthing, BN14 7SB

Price £475,000

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An extended three bedroom semi detached family house with private driveway and detached garage. Located in highly sought after Thomas A Becket within easy reach of local shops, schools and transport links. The accommodation briefly comprises entrance hall, lounge, extended dining room, ground floor wet room/Wc, kitchen, first floor landing, three bedrooms, bathroom and separate Wc. Externally there is a private drive, garage, front and rear gardens.

- Semi Detached House
- Three Bedrooms
- South Facing Lounge
- Extended Dining Room
- GF Wet Room/WC
- Private Drive & Garage
- Thomas A Becket
- Chain Free





Front door with windows either side with feature leaded light stained glass.

Entrance Hall

Staircase rising to the first floor under stairs cupboard housing electric consumer unit and meter further under the stairs storage with shelves. Picture rail.

Lounge

4.44 into bay x 3.74 (14'6" into bay x 12'3")

Bay window to South aspect. Radiator. Tiled fireplace with wooden surround. Picture rail. Central heating thermostat.

Extended Dining Room

5.67x3.24 narrows narrows to 2.39 (18'7"x10'7" narrows narrows to 7'10")

Double glazed door and window overlooking and leading to the rear garden. Radiator. Picture rail. Wooden fireplace mantle. Door to:

Ground Floor Wet Room/Wc

2.69 x 2.35 (8'9" x 7'8")

Comprising of wall mounted shower and tiled surround, wall mounted wash hand basin and low-level flush WC. Double glazed window. Radiator.



Kitchen

3.43 x 2.42 (11'3" x 7'11")

Door and window to side. Single drainer sink unit. Fitted dresser unit with glazed doors and storage under. Space for three appliances. Wall mounted Worcester combination boiler. Part tiled walls. Radiator.

First Floor Landing

Window to side. Access hatch to loft space. Picture rail.

Bedroom One

4.45 into bay x 3.58 (14'7" into bay x 11'8")

Window to South aspect. Radiator. Picture rail. Tiled fireplace with mantle.

Bedroom Two

3.96 x 3.24 (12'11" x 10'7")

Window overlooking the rear garden. Radiator. Picture rail. Built-in wardrobe cupboard into recess.

Bedroom Three

3.42 x 2.42 (11'2" x 7'11")

Window overlooking the rear garden. built-in shelved cupboard. Picture rail. Radiator.



Bathroom

Sweet comprising bath with wood panel and wall mounted washed hand basin. Window to South aspect. Part tiled walls. Radiator.

Separate Wc

Low-level flush WC. Window.

Private Driveway

Providing off-road parking. Double wooden gates opening to further parking and access to garage.

Detached Garage

With pitched tiled roof. up and over door window to side and rear.

Front Garden

Laid to lawn with planted border.

Rear Garden

Mainly laid to lawn and enclosed by fencing. brick edged pathway leading onto the garden and to the side driveway.

Required Information

Council tax band: D

Draft version: 1

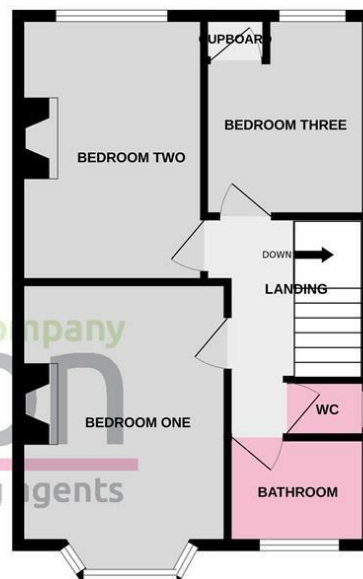
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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		69
(55-68) D		
(39-54) E	52	
(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



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