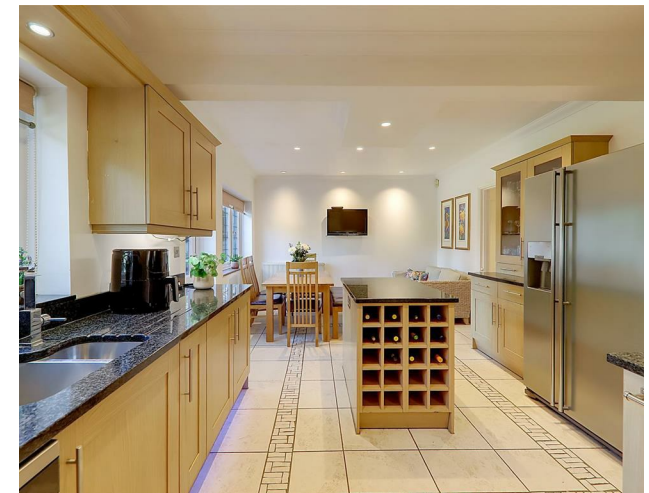




100 Rectory Road, Thomas A Becket, Worthing, BN14 7PN
Guide Price £795,000

and company
bacon
Estate and letting agents



A detached four to five bedroom detached family home situated within the sought after catchment area of Thomas A Becket, close to local shops, schools and mainline railway station. The accommodation consists of an enclosed entrance porch, reception hall, lounge, family room, open plan kitchen/dining room, utility area, office, dining room/bedroom five, ground floor cloakroom, first floor landing, principle bedroom with en-suite shower room, three further first floor bedrooms, family bathroom, separate w.c, loft, private driveway, garage and rear garden.

- Detached Family Residence
- Thomas A Becket Catchment
- Four to Five Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining
- Spacious Accommodation
- Good Sized & Secluded Garden
- Viewing Essential



Porch

2.41m x 0.86m (7'11 x 2'10)

Accessed via double glazed French doors with matching double glazed windows to either side. Tiled flooring. Inner part stained glass wooden front door to reception hall.

Reception Hall

5.05m x 3.76m (16'7 x 12'4)

Two West aspect stained glass windows. Radiator. Picture rail. Wood flooring. Staircase to first floor landing with an understairs storage cupboard.

Lounge

5.56m x 4.01m (18'3 x 13'2)

Triple aspect via North, East and South facing leaded light double glazed windows. Feature wall mounted electric fire. Four wall light points. Radiator. Door to office.

Kitchen/Breakfast Room

6.99m x 3.66m (22'11 x 12'0)

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of granite works surfaces offering additional cupboards and drawers under. Matching shelved wall units with lighting under. Inset fitted oven and grill. Inset four ring electric hob. Space for dishwasher, American design fridge/freezer. Space for further appliances. Space for dining table and chairs. Radiator. Tiled flooring. East aspect via leaded light double glazed windows. Levelled and coved ceiling with spotlights. Double glazed door to rear garden.

Utility Area

Space for washing machine and tumble dryer. Access to rear garden and opening to garage.

Family Room

4.75m x 2.77m (15'7 x 9'1)

West aspect via single glazed windows. Wood flooring. Radiator. Fitted display shelving. Levelled and cornice ceiling with spotlights.

Dining Room/Bedroom Five

5.56m x 4.04m (18'3 x 13'3)

Dual aspect via a West facing leaded light double glazed bay window and a leaded light matching South facing window. Fireplace with raised hearth, matching surround and mantle. Three wall light points. Radiator. Dimmer switches.

Office

3.58m x 2.64m max (11'9 x 8'8 max)

Triple aspect via North, South and East aspect single glazed windows. Wood laminate flooring. Ceiling with spotlights. Door to garden.

Ground Floor Cloakroom

1.52m x 0.94m (5'0 x 3'1)

Low level push button WC. Wall mounted wash hand basin with mixer taps and tiled splashback. Radiator. Wood flooring. Levelled and ceiling with spotlights. Obscure glass window.

First Floor Landing

4.65m x 4.17m (15'3 x 13'8)

North aspect leaded light double glazed window. Radiator. Picture. Levelled and cornice ceiling with spotlights. Access to loft space. Doors to all first floor rooms.

Bedroom One

0.33m x 4.01m (1'1 x 13'2)

Dual aspect via South and East aspect leaded light double glazed windows. Range of fitted bedroom wardrobes. Radiator. Levelled and cornice ceiling with spotlights. Door to ensuite.

En-Suite Shower Room

2.51m x 2.24m (8'3 x 7'4)

Fitted suite comprising of a step in double shower cubicle having showerhead, shower unit mixer taps and tiled surround. Circular wash hand basin with mixer taps. Low level push button WC. Chrome ladder design radiator. Fully tiled walls. Tiled flooring. Electric shaver point. Levelled and cornice ceiling with spotlights and separate low level lighting. East aspect leaded light double glazed window.

Bedroom Two

5.54m into bay x 4.01m (18'2 into bay x 13'2)

Dual aspect via South and West aspect leaded light double glazed windows. Chimney breast with display alcove. Radiator. Fitted mirror fronted double wardrobe. Levelled and cornice ceiling with spotlights.

Bedroom Three

3.81m x 2.79m (12'6 x 9'2)

West aspect leaded light double glazed windows. Decorative fireplace. Radiator. Feature wall. Dimmer switch. Levelled and Coved ceiling with spotlights.

Bedroom Four

2.92m x 2.64m (9'7 x 8'8)

West aspect leaded light double glazed windows. Radiator. Levelled and coved ceiling with spotlight.

Bathroom

2.36m x 2.08m (7'9 x 6'10)

Fitted suite comprising of a panelled bath having mixer taps with shower attachment. Step in shower cubicle with shower unit and mixer taps. Wash hand basin with mixer taps and storage below. Two chrome ladder design radiators. Fully tiled walls. Access to boiler cupboard. Leaded light obscure glass double glazed window.

Separate W.C

1.55m x 0.84m (5'1 x 2'9)

Low level push button WC. Wood flooring. Leaded light double glazed window. Levelled and coved ceiling with spotlights.

Loft

7.16m x 4.19m (23'6 x 13'9)

Two velux windows. Power and light. Majority boarded.

OUTSIDE

Rear Garden

Secluded rear garden which is predominantly East facing, but due to its size benefiting from sunlight throughout the day. The first area of garden is paved to the full width of the property with brick edged flower and shrub beds and offering ample space for garden table and chairs. Outside water tap. Outside wall lighting. The majority and remainder of garden with flower and shrub borders.

Private Driveway

Providing off road parking for numerous vehicles, including motorhome. Flower and shrub borders to two sides.

Garage

6.53m x 4.34m (21'5 x 14'3)

Accessed via wooden double doors. Power and light. Access to utility area.

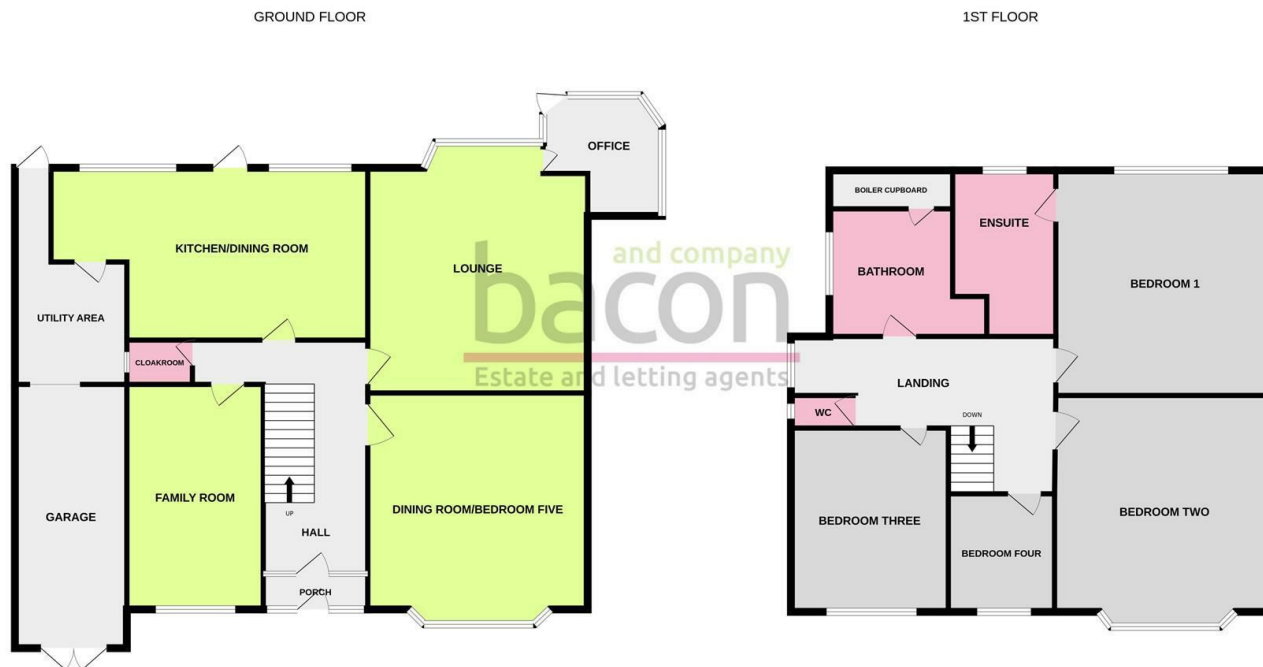
Council Tax

Council Tax Band









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	62	70
(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.

