



105 Broomfield Avenue, Worthing, BN14 7SF

Price £525,000



**\*\*\*SOUTH FACING GARDEN\*\*\*GARAGE\*\*\*THOMAS A BECKET\*\***

A beautifully presented three bedroom semi-detached family home situated within the highly sought after catchment of THOMAS A BECKET, close to local shops, schools and amenities. The accommodation briefly comprises, entrance hall, lounge, dining room, modern refitted kitchen, first floor landing, three bedrooms, bathroom and separate wc. Externally there is a private driveway, garage, front garden and SOUTH FACING rear garden. Viewing is highly recommended to appreciate the overall size and condition of this home.

- Semi Detached House
- Three Bedrooms
- Sought After TAB Catchment
- South Facing Rear Garden
- Private Drive & Garage
- Modern Refitted Kitchen
- Viewing Highly Recommended
- Gas Central Heating





Beautiful English door company front door with windows either side opening to ;

#### Entrance Hall

Laminate floor. Radiator. Staircase rising to first floor. Dado rail. Understairs cupboard. Radiator.

#### Lounge

4.01 into bay x 3.91 (13'1" into bay x 12'9" )

Double glazed bay window. Radiators. Feature fireplace with inset electric fire. Opening to the dining room. Two wall light points.

#### Dining Room

3.61 x 3.96 (11'10" x 12'11")

Double glazed sliding door. Radiator.

#### Modern Kitchen

5.44 x 2.59 max (17'10" x 8'5" max )

Excellent range of work surfaces with modern cupboards and pan drawers with gold effect handles fitted under. Fitted AEG induction hob with extractor canopy above. Fitted Neff oven and grill. Inset ceramic sink. Space for washing machine. Space for fridge freezer. Range of matching wall cupboards. Double glazed door leading to rear garden. Double glazed window giving view of rear garden. Radiator. Further double glaze window to side.



#### First Floor Landing

Double glazed window to side. Dado rail. Access hatch to loft space.

#### Bedroom One

4.14 into bay x 2.81 (13'6" into bay x 9'2")

Three sets of double wardrobe doors providing excellent storage space fitted along one wall. Double glazed bay window. Radiator.

#### Bedroom Two

3.97 x 3.24 (13'0" x 10'7" )

Double glazed window to rear. Three sets of double wardrobe doors providing excellent storage space fitted along one wall. Radiator.

#### Bedroom Three

2.27 x 2.54 (7'5" x 8'3" )

Double glazed window. Radiator.

#### Bathroom

1.77 x 1.72 (5'9" x 5'7")

Comprising panelled bath with shower and folding screen and pedestal wash hand basin. Wall mounted towel radiator. Tiled walls. Double glazed window. Airing cupboard housing hot water cylinder and flooded shelves and space for hanging.



#### Separate Wc

Low level flush WC. Window to side.

#### South Facing Rear Garden

A beautifully maintained southerly aspect rear garden with lawn and mature maintained borders with seasonal planting. Modern decked entertaining area nearer the house. Rear patio and two sheds.

#### Front Garden

Laid to lawn with planted borders

#### Private Driveway

Providing off-road parking with wooden gates and leading to the garage. Outside tap.

#### Garage

Up and over door.

#### 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.





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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**bacon**  
Estate and letting agents

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 65                         | 74        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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