



68 Broomfield Avenue, Thomas A Becket, Worthing, BN14 7SB
Guide Price £575,000



An extended and truly immaculate three DOUBLE bedroom semi detached family home situated within both a highly sought after road and catchment area. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, conservatory, kitchen/breakfast room, ground floor cloakroom, first floor landing, three bedrooms, family bathroom/w.c, loft, private driveway, garage, front and rear gardens.

- Extended Semi Det Family Home
- Three Double Bedrooms
- Immaculate Condition
- Three Reception Areas
- Highly Sought After Road
- Feature Garden Seating Area
- Ground Floor Cloakroom
- TAB Catchment Area



Enclosed Entrance Porch

Accessed via double glazed French doors. East and West aspect double glazed windows. Tiled flooring. Part stained glass wooden door to the reception hall.

Reception Hall

4.72m x 1.88m (15'6 x 6'2)

Two South aspect stained glass windows and a West aspect double glazed window. Radiator. Central heating thermostat. Staircase to first floor landing with an understairs storage cupboard.

Lounge

4.45m into bay x 3.73m (14'7 into bay x 12'3)

South aspect double glazed bay window with fitted blinds. Feature fireplace with raised hearth, matching inset, wooden surround and mantle over. Radiator. Opening to dining room.

Dining Room

3.94m x 3.20m (12'11 x 10'6)

North aspect single glazed windows and door to conservatory. Radiator. Serving hatch to kitchen. Levelled ceiling with spotlights.

Conservatory

3.00m x 2.92m (9'10 x 9'7)

North aspect double glazed windows and French doors to the rear garden. Wood effect vinyl flooring. Wall light point. Pitched polycarbonate roof.

Kitchen/Breakfast Room

5.79m x 2.39m (19'0 x 7'10)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboards below with plumbing for washing machine. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob with extractor hood over. Fitted oven and grill. Integrated dishwasher. Part tiled walls. Space for breakfast table and chairs. Space for American design fridge/freezer. Wood effect vinyl flooring. Radiator. Textured ceiling with spotlights. North and West aspect double glazed windows. Double glazed door to driveway.

Ground Floor Cloakroom

1.24m x 0.79m (4'1 x 2'7)

Push button w.c. Wash hand basin with mixer taps, tiled splashback and storage below. Wood effect vinyl flooring. Obscure glass double glazed window.

First Floor Landing

2.44m x 1.98m (8'0 x 6'6)

West aspect stained glass window. Doors to all first floor rooms.

Bedroom One

4.45m into bay x 3.56m (14'7 into bay x 11'8)

South aspect double glazed bay window with fitted blinds. Decorative fireplace with raised tiled hearth, surround and mantle over. Radiator. Coved ceiling.

Bedroom Two

3.94m x 3.23m (12'11 x 10'7)

North aspect double glazed windows with fitted blinds. Decorative fireplace with raised tiled hearth, surround and mantle over. Radiator. Coved ceiling.

Bedroom Three

5.79m x 2.41m (19'0 x 7'11)

Dual aspect via West and North facing double glazed windows with fitted blinds. Radiator. Fitted airing cupboard. Textured ceiling.

Family Bathroom

2.57m x 2.06m (8'5 x 6'9)

Fitted suite comprising of a shaped panelled bath having mixer taps with shower attachment shower screen over. Twin wash hand basins with having mixer taps and storage below. Fitted wall mirror. Electric shaver point. Concealed push button w.c with shower hose to side. Wood effect LVT flooring. Chrome radiator and chrome ladder design radiator. Access to loft space. Two obscure glass double glazed windows.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub borders. Outside wall light.

Rear Garden

A further feature of the home with the majority of area

being laid to lawn with raised well stocked and timber edged flower and shrub borders. Outside water tap. Feature seating and entertaining area to the rear and full width of the garden. This area is paved and fully set under a timber pergola with various wall lights an ample space for garden table, chairs and furniture.

Private Driveway

Providing off street parking. Double wooden gates lead to a continuation of the driveway with further parking space, access to rear garden and access to the garage.

Garage

4.88m x 2.54m (16'0 x 8'4)

Brick built and accessed via an up and over door. Pitched tiled roof. Power and light. North and East aspect windows.

Council Tax

Council Tax Band D

Vendors View

'Our home has been a wonderful place for our family of four, giving us so many happy memories over the years. From the moment we moved in, we loved how cosy and welcoming it felt. The living room is filled with natural sunlight throughout the day, creating a bright, warm space where we've spent countless family evenings together. The three generous double bedrooms have been perfect for our growing family, giving everyone plenty of space and comfort. One thing we've especially appreciated is the fantastic location. Our children have been able to walk to both Thomas A Becket Infant and Junior School and later to Worthing High School, both just a 10-minute walk away.

Our favourite part of the home, though, has to be the garden. On summer evenings, we love relaxing on the patio with the garden lights glowing around us. It's a peaceful, private space that's perfect for family barbecues, entertaining friends, or simply unwinding after a busy day. This house has truly been a happy family home, and we hope its next owners will create as many wonderful memories here as we have.'







GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 suitability or efficiency can be given.

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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