



21 Sompting Avenue, Broadwater, Worthing, BN14 8HS  
Guide Price £475,000

and company  
**bacon**  
Estate and letting agents



A three double bedroom detached family home located within the sought after catchment area of Broadwater, close to local shops, schools and amenities. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, kitchen, breakfast room, ground floor cloakroom, first floor landing, three bedrooms, bathroom, separate w.c, loft, private driveway, adjoining garage, garden conservatory, front and rear gardens.

- Detached Family Home
- Three Bedrooms
- Broadwater Catchment Area
- Secluded Rear Garden
- Driveway & Garage
- Gas Central Heating
- Cosmetic Upgrades Required
- No Onward Chain



### **Enclosed Entrance Porch**

2.44m x 0.61m (8'7 x 2'6)

Accessed via a double glazed front door with matching windows to either side and an additional East aspect double glazed window. Tiled flooring. Part glazed wooden front door to the reception hall.

### **Reception Hall**

5.18m x 2.24m (17'0 x 7'4)

Radiator. Central heating thermostat. Built-in storage cupboard. Parquet wood flooring. Coved ceiling. Staircase to first floor landing with an understairs storage cupboard.

### **Lounge**

5.79m x 3.78m (19'0 x 12'5)

Dual aspect via South facing double glazed windows and a North facing double glazed bay window. Tiled fireplace with raised hearth, surround and mantle over. Two radiators. Coved and textured ceiling.

### **Dining Room**

4.67m x 3.00m (15'4 x 9'10)

North aspect double glazed window. Radiator. Parquet wood flooring. Fitted shelf storage cupboard. Coved and textured ceiling. Serving hatch to kitchen.

### **Kitchen**

3.53m x 2.54m (11'7 x 8'4)

Fitted suite comprising of a single drainer sink unit having mixer taps with storage cupboard and space for washing machine below. Areas of rolltop work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven and grill. Four ring hob. Space for upright fridge freezer and further appliance. Radiator. Coved and textured ceiling. West aspect double glazed windows.

### **Breakfast Room**

3.02m x 2.51m (9'11 x 8'3)

North aspect double glazed window. Continuation of kitchen suite with additional worktop, storage cupboards, drawers and wall mounted units. Radiator.

Coved and textured. ceiling. Obscure glass double glazed door to rear garden.

### **Ground Floor Cloakroom**

1.47m x 1.19m (4'10 x 3'11)

Push button WC. Corner wall mounted wash hand basin. Tiled walls. Tile effect vinyl flooring. Coved ceiling. Obscure glass double glazed window.

### **First Floor Landing**

5.18m x 2.24m (17'0 x 7'4)

Split level landing. South aspect double glazed window. Radiator. Two built-in storage cupboards. Built-in linen cupboard with slatted shelving. Access to loft space.

### **Bedroom One**

5.69m x 3.58m (18'8 x 11'9)

Dual aspect via North and East facing double glazed windows. Wash hand basin with mixer taps, storage cupboard below and tiled splashback. Two radiators. Built-in double wardrobe. Fitted shelf storage cupboard. Coved ceiling.

### **Bedroom Two**

4.83m x 3.81m (15'10 x 12'6)

Dual aspect via South and North facing double glazed windows. Two radiators. Fitted bedroom wardrobe and storage cupboards. Coved ceiling.

### **Bedroom Three**

2.97m x 2.57m (9'9 x 8'5)

South aspect double glazed windows. Fitted storage cupboard. Radiator. Coved ceiling.

### **Bathroom/W.C**

2.51m x 1.73m (8'3 x 5'8)

Tile panel bath twin hand grips and mixer taps with shower attachment. Pedestal wash hand basin with mixer tap. Radiator. Wall mounted electric heater. Tiled walls. Levelled ceiling. Obscure glass double glazed window.

### **Separate W.C**

1.22m x 0.61m (4'11 x 2'7)

Push button WC. Tiled walls. Tile effect vinyl floor flooring. Coved ceiling. Obscure glass double glazed window.

### **OUTSIDE**

#### **Front Garden**

Paved front garden with flower and shrub borders to three sides.

#### **Rear Garden**

North aspect with the majority of area being laid to lawn with flower and shrub borders and raised brick beds. Paved patio area providing outside space for garden table and chairs. Outside water tap. To the rear of the garden is a covered patio area with raised brick flower and shrub beds and offering further space for garden table and chairs (19'8 x 11'7).

#### **Garden Conservatory**

Brick base with South and East aspect double glazed windows. West aspect obscure glass double glazed windows. Pitched polycarbonate roof. Paved and shingle flooring.

#### **Private Driveway**

Paved private driveway providing offstreet parking and with flower and shrub bed. Wooden gate providing side access to rear garden.

#### **Adjoining Garage**

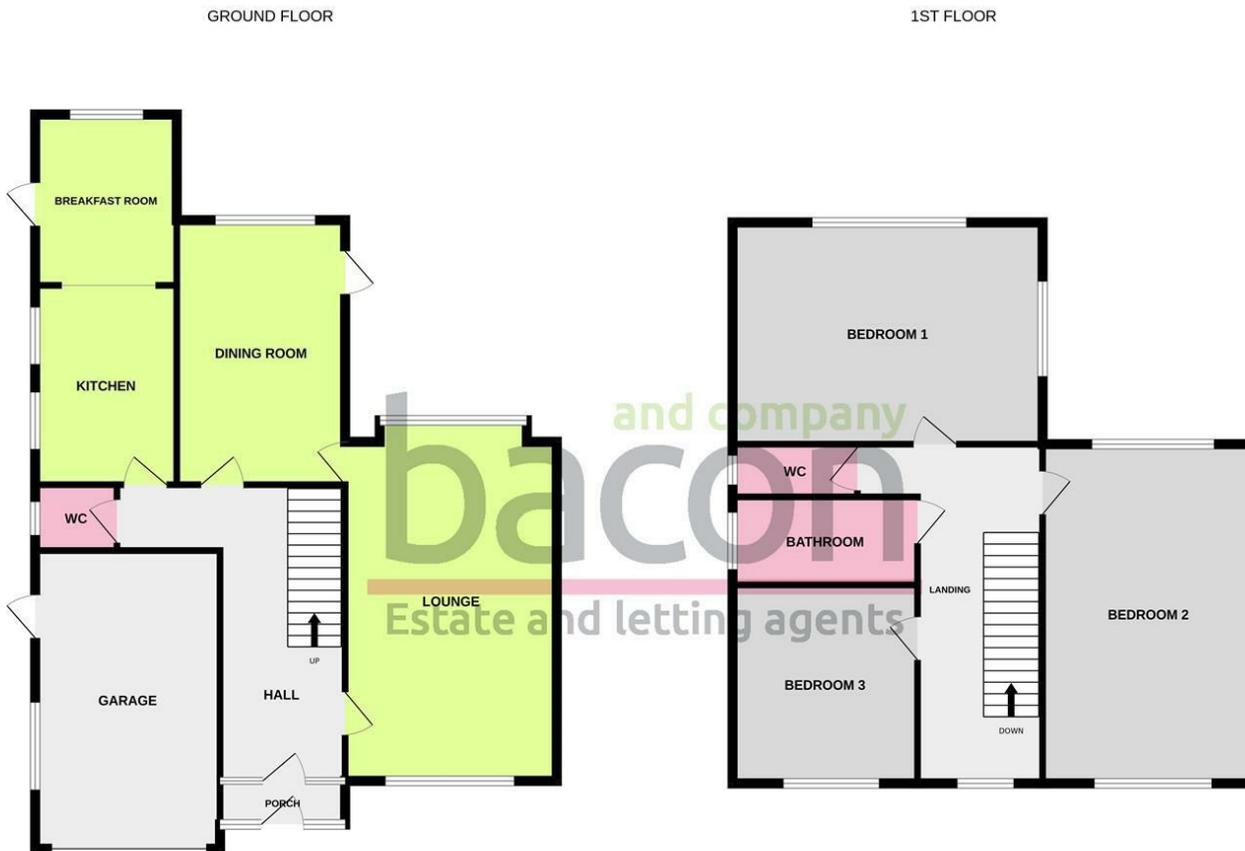
4.88m x 2.44m (16'4 x 8'0)

Adjoining brick built garage accessed via and up an over door. Wall mounted central heating boiler. Water tank. Gas and electricity metres. Obscure glass double glazed window. Double glazed door to rear garden.

#### **Council Tax**

Council Tax Band E





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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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 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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