



19 Poulters Lane, Thomas A Becket, Worthing, BN14 7SS

Guide Price £700,000

and company  
**bacon**  
Estate and letting agents





An extended five bedroom detached family home located on the borders of the Thomas A Becket and Offington catchment areas, and offering versatile and spacious accommodation throughout. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, garden room, kitchen/breakfast room, orangery, lobby, ground floor cloakroom, first floor landing, four first floor bedrooms one with en-suite, first floor bathroom, second floor landing, second floor principal bedroom with en-suite, private driveway, integral garage and South facing rear garden.

- Detached Family Residence
- Five Bedrooms
- Three Reception Areas
- Three Bathrooms
- South Aspect Rear Garden
- TAB Catchment Area
- Versatile Accommodation
- No Onward Chain







### Enclosed Entrance Porch

Accessed via a part obscure glass wooden front door. Two North aspect leaded light double glazed windows. Inner glazed French doors to the reception hall.

### Reception Hall

4.50m x 1.80m (14'9 x 5'11)

Radiator in decorative casing. Picture rail. Wood laminate flooring. Central heating thermostat. Staircase to first floor landing with an understairs storage cupboard.

### Lounge

4.50m into bay x 3.91m (14'9 into bay x 12'10)

North aspect via a leaded light double glazed bay window. Chimney breast with tiled hearth and inset wood burning fire. Radiator. Feature wall. Wall light point. Coved and textured ceiling. Glazed French doors to the dining room.

### Dining Room

3.61m x 3.53m (11'10 x 11'7)

Two radiators. Wood laminate flooring. Feature wall. Dimmer switch. Levelled and coved ceiling. Glazed French doors to the kitchen. Opening to the garden room.

### Garden Room

3.68m x 3.38m (12'1 x 11'1)

Two tall panel radiators. Wood laminate flooring. Double glazed sliding doors to the orangery. South aspect double glazed bi-folding doors to the rear garden. Vaulted ceiling with two South aspect velux windows.

### Kitchen/Breakfast Room

4.09m x 4.04m (13'5 x 13'3)

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboard below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for range cooker with extractor hood over. Space for washing machine, dishwasher, American style fridge/freezer and further appliances. Fitted dining area. Part tiled walls. Radiator. Wood laminate flooring. Levelled ceiling. South aspect double glazed window and door to orangery.

### Orangery

4.14m x 1.83m (13'7 x 6'0)

South aspect via double glazed windows and door to the rear garden. Pitched and glazed roof. Wall mounted wash hand basin with cold water tap only. Wall light point. Potting area.

### Lobby

East aspect double glazed window. Walk in storage cupboard with light and wall mounted unit.

### Ground Floor Cloakroom

1.63m x 1.27m (5'4 x 4'2)

Push button w.c. Wall mounted wash hand basin with tiled splashback. Extractor fan. Wood laminate flooring.

### First Floor Landing

3.53m x 2.29m (11'7 x 7'6)

Split level. Picture rail. Staircase to first floor landing. Doors to first floor rooms.

### Bedroom Two

4.52m x 3.58m (14'10 x 11'9)

South aspect via a double glazed bay window. Built in double wardrobe with storage cupboard over. Radiator. Picture rail.

### En-Suite

2.29m x 1.70m (7'6 x 5'7)

Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Wash hand basin with storage cupboard below. Push button w.c. Radiator. Tiled walls. Electric shaver point. Levelled ceiling. Obscure glass double glazed window.

### Bedroom Three

4.50m x 3.61m (14'9 x 11'10)

North aspect via a leaded light double glazed bay window. Three door wardrobe (double and additional single with drawers) and matching desk area with drawers. Radiator. Wash hand basin with mixer taps and tiled splashback. Picture rail. Textured ceiling.

### Bedroom Four

4.42m x 2.36m (14'6 x 7'9)

North aspect via a leaded light double glazed bay window. Radiator. Picture rail. Textured ceiling.

### Bedroom Five

2.24m x 2.18m (7'4 x 7'2)

North aspect leaded light double glazed windows. Radiator. Picture rail. Levelled ceiling.

### Family Bathroom

2.77m x 2.01m (9'1 x 6'7)

Fitted suite comprising of a tiled panelled bath with twin hand grips and shower unit over. Pedestal wash hand basin. Low level w.c. Bidet with mixer taps. Tiled walls. Radiator. Electric shaver point.

Levelled ceiling. Single and double airing cupboard housing water tank and slatted shelving. Obscure glass double glazed window.

### Second Floor Landing

East aspect velux window.

### Bedroom One

4.04m x 2.57m (13'3 x 8'5)

Dual aspect via West and North facing velux windows. Fitted storage cupboards. Eaves storage cupboards. Radiator. Wood laminate flooring. Levelled and sloping ceilings. NB: room at maximum points measures 19'0 x 16'0, the measurements shown are the main area of this room.

### En-Suite Bathroom

2.01m x 1.83m (6'7 x 6'0)

Fitted suite comprising of a panelled bath having mixer taps and shower unit over. Pedestal wash hand basin with mixer taps and tiled splashback. Push button w.c. Heated towel rail/radiator. Extractor fan. Levelled ceiling.

### OUTSIDE

#### Private Driveway

Providing off street parking for several vehicles. Side gate to rear garden.

#### Garage

5.28m x 2.46m (17'4 x 8'1)

Integral garage accessed via an up and over door. Currently divided into two areas with the first area being arranged as a built in pantry and the second area providing space for store such bikes, tools etc. Power and lighting to the garage.

#### Rear Garden

Secluded, South facing and ideal for keen gardeners. The first area of garden is arranged to lawn and well stocked flower and shrub beds and borders with a plum slate pathway dividing. There is also a raised brick patio to the rear of the garden room that provides space for garden table and chairs. To the rear of the garden is laid to plum slate and offers a greenhouse, wooden storage shed and raised planters.

#### Council Tax

Council Tax Band F







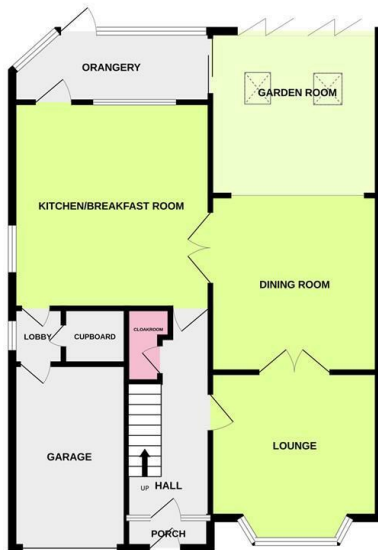




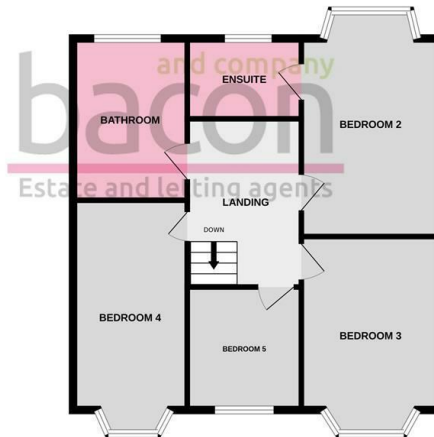




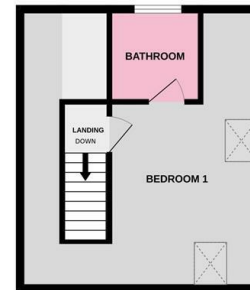
GROUND FLOOR



1ST FLOOR



2ND 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(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.

