



133 Broomfield Avenue, Worthing, BN14 7SF

Price £499,999

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*****SOUTH FACING GARDEN***GARAGE***CHAIN FREE***THOMAS A BECKET****

A chain free three bedroom semi-detached family home situated within the highly sought after catchment area of THOMAS A BECKET, close to local shops, schools and amenities. The accommodation consists of an enclosed entrance porch, reception hall, lounge, dining room, kitchen, ground floor cloakroom, first floor landing, three double bedrooms, bathroom, separate wc, loft, private driveway, garage and SOUTH FACING rear garden.

- Semi-Detached House
- Three Double Bedrooms
- Thomas A Becket Catchment
- Two Reception Rooms
- Ground Floor Cloakroom
- Private Driveway & Garage
- South Facing Garden
- Chain Free





Entrance Porch

Covered entrance porch. Door leading to reception hall.

Reception Hall

Radiator. Carpet. levelled ceiling. Staircase to first floor landing with an understairs storage cupboard. Doors to lounge, dining room, kitchen and cloakroom.

Downstairs Cloakroom

Low level w/c, pedestal wash hand basin, tiled walls, obscured window.

Dining Room

4.36 x 3.96 (14'3" x 12'11")

Fireplace, uPVC double glazed leaded light bay window, radiator, pendant and wall mounted lights, levelled coved ceiling.

Lounge

4.71 x 3.58 (15'5" x 11'8")

South aspect via double glazed windows and doors to garden, fireplace, radiator, levelled coved ceiling, pendant light.

Kitchen

4.94 x 2.59 (16'2" x 8'5")

Roll edge work surfaces with a range of drawer and cupboard



units, single drainer sink with C-Spout mixer tap, space for freestanding fridge/freezer, low level oven, four ring gas hob, boiler, dishwasher, uPVC double glazed leaded light window overlooking rear garden, side aspect windows and door to outside.

First Floor Landing

Leaded light double glazed window, airing cupboard. levelled ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

4.51 x 3.98 (14'9" x 13'0")

Double bedroom, North aspect double glazed windows, radiator, levelled ceiling, double glazed leaded light window, fitted wardrobe, wall mounted lights.

Bedroom Two

4.40 x 2.96 (14'5" x 9'8")

Double bedroom, South aspect double glazed leaded light window, radiator, levelled ceiling, fitted wardrobe, pendant light

Bedroom Three

3.34 x 3.00 (10'11" x 9'10")

Double bedroom, South aspect double glazed leaded light



window, radiator, levelled ceiling, fitted wardrobe, pendant light

Separate Wc

1.49 x 0.94 (4'10" x 3'1")

Low level w/c, tiled walls, obscured window.

Bathroom

2.39 x 1.69 (7'10" x 5'6")

Step in enclosed shower with wall mounted riser rail electric shower, pedestal wash hand basin, double glazed leaded light window.

South Aspect Rear Garden

Well established South aspect garden with raised patio area, access to garage.

Private Driveway

Space for multiple cars to the front of the property.

Garage

Barn doors to pitched roof garage.

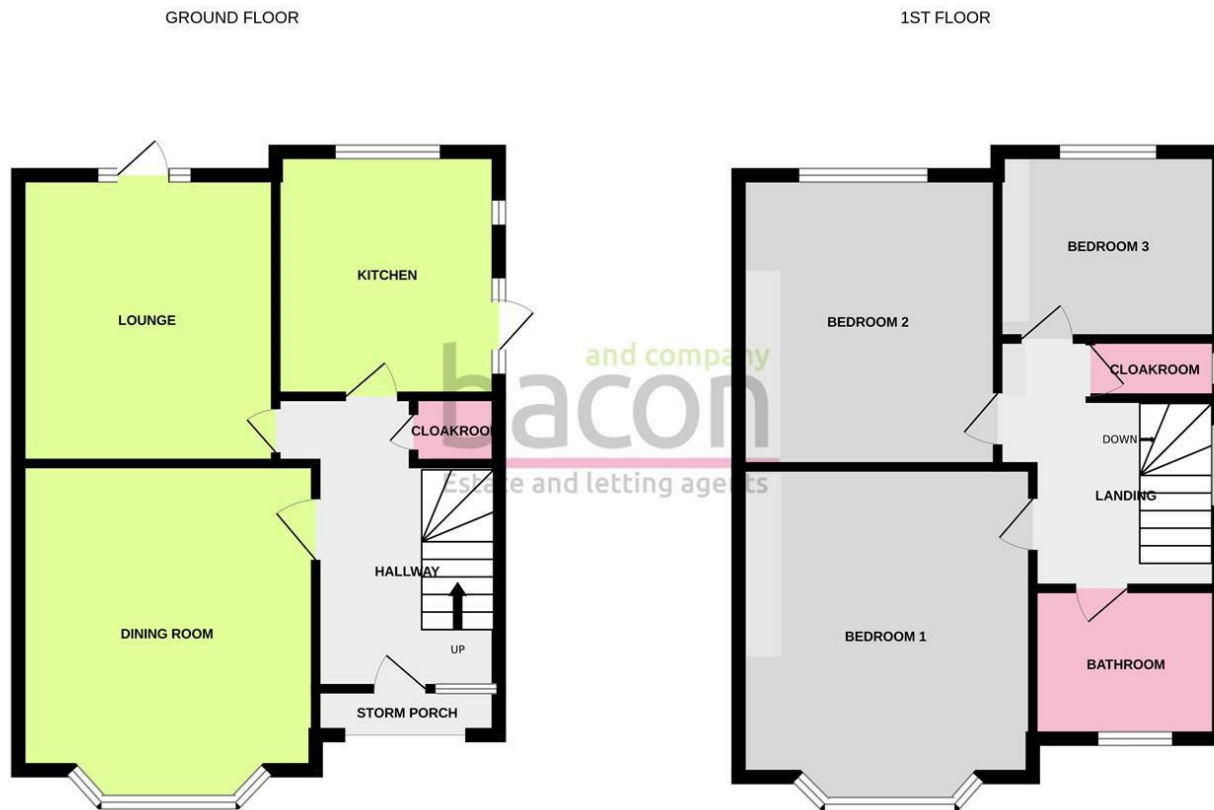
Required Information

Council tax band: E

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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.



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