



23 Sompting Avenue, Worthing, BN14 8HS
Guide Price £550,000

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A three bedroom detached chalet style residence located within the sought after catchment area of Broadwater, close to local shops, schools and mainline railway station. The accommodation consists of a covered entrance porch, reception hall, lounge, open plan kitchen/dining room, ground floor bedroom/office/family room, utility room, ground floor cloakroom, first floor landing, two first floor double bedrooms, first floor bathroom/w.c, private driveway, garage and rear garden.

- Detached Residence
- Three Double Bedrooms
- Broadwater Catchment Area
- Open Plan Kitchen/Dining Room
- Utility Room / G/F Cloakroom
- Private Driveway & Garage
- Secluded Rear Garden
- No Onward Chain





Covered Porch

Outside light. Composite front door to the reception hall.

Reception Hall

4.80m x 2.90m max (15'9 x 9'6 max)

Two East aspect double glazed windows. Radiator. Central heating thermostat. Parquet wood flooring. Staircase to first floor landing with understairs storage cupboards. Doors to all ground floor rooms.

Lounge

5.11m into bay x 4.27m (16'9 into bay x 14'0)

Dual aspect via two East facing double glazed windows and a South facing double glazed bay window. Fireplace with an inset fire set on a raised hearth and having matching surround and mantle over. Radiator. Two wall light points. Picture rail. Levelled ceiling.

Open Plan Kitchen/Dining Room

8.05m x 3.84m max (26'5 x 12'7 max)

Re-fitted kitchen suite comprising of a one and a quarter bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven, grill and microwave. Four ring induction hob with fitted extractor hood over. Integrated dishwasher. Space for upright fridge/freezer. Space for dining table and chairs. Wood effect LVT flooring. Dimmer switches. Levelled ceiling with spotlights. North aspect double glazed windows and French doors to the rear garden.

Bedroom Three / Office / Family Room

4.27m x 3.68m (14'0 x 12'1)

South aspect double glazed windows. Radiator. Wood effect LVT flooring. Levelled ceiling.

Utility Room

2.06m x 1.80m (6'9 x 5'11)

Worktop with appliance space below. Wall mounted central heating boiler and programmer. Water tank. Wood effect LVT flooring. Levelled ceiling with spotlights. Obscure glass double glazed window.

Ground Floor Cloakroom

2.18m x 0.97m (7'2 x 3'2)

Concealed push button w.c. Wash hand basin having mixer taps, tiled splashback and storage cupboard below. Wood effect LVT flooring. Radiator. Levelled ceiling. Extractor fan. Obscure glass double glazed window.

First Floor Landing

3.86m x 1.80m max (12'8 x 5'11 max)

West aspect double glazed window. Split level with half landing. Levelled ceiling with access to loft space. Doors to all first floor rooms.

Bedroom One

5.03m x 4.27m (16'6 x 14'0)

South aspect double glazed windows. Fitted bedroom wardrobes and chest of drawers. Recess for double bed with display alcoves having bedside lights. Radiator. Levelled ceiling.

Bedroom Two

3.84m x 3.61m (12'7 x 11'10)

North aspect double glazed windows. Radiator. Built in eaves storage cupboard. Levelled ceiling.

Bath/Shower Room/W.C

2.64m x 2.44m (8'8 x 8'0)

Re-fitted suite comprising of a bath with mixer taps, walk in shower cubicle with mixer taps, shower head and tiled surround, wash hand basin with mixer taps, tiled

splashback and storage cupboard below and a push button w.c. Chrome ladder design radiator. Tiled walls. Tile effect vinyl flooring. Levelled ceiling with spotlights. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Resin bond private driveway leading to the home's garage and providing off street parking for several vehicles. Flower and shrub beds. Outside wall light. Side gate to rear garden.

Rear Garden

A further feature of the property with the first area raised and laid to composite decking providing ample space for garden table and chairs. Paved patio area to side. The majority of area is then laid to lawn with a shaped pathway leading to an additional paved patio area.

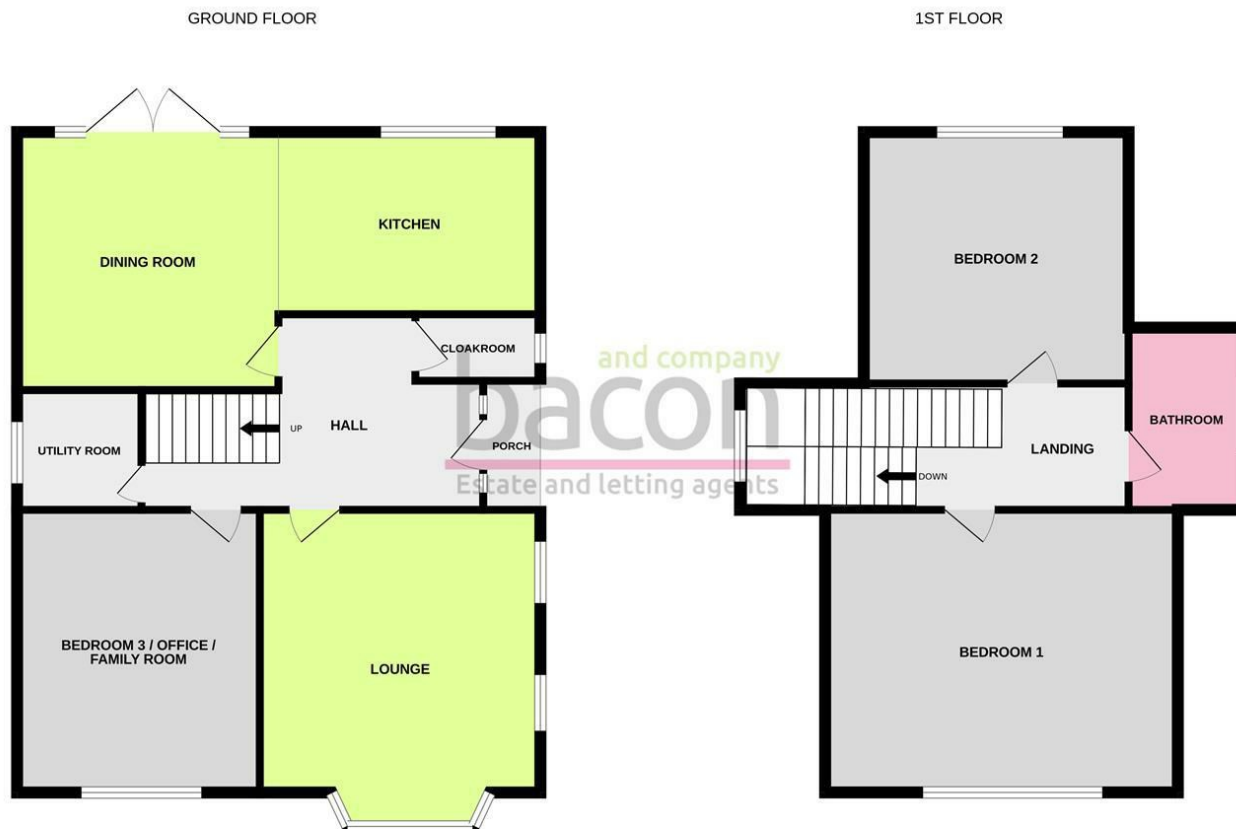
Garage

4.27m x 2.72m (14'0 x 8'11)

Brick built garage set under a pitched tiled roof and accessed via wooden double doors. Side double glazed door to rear garden. To the rear of the garage are adjoining brick built stores (6'8 x 4'6), one having a wall mounted basin and both with double glazed doors to the 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) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	42	
(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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