



Becket Road | Worthing | BN14 7ET  
Offers Over £375,000



We are delighted to offer for sale this charming, mid-terraced period house positioned in a popular road in Thomas a Becket, close to shops, amenities and mainline train stations. Immaculately presented throughout, the property boasts two double bedrooms, two reception rooms, modern fitted kitchen, contemporary fitted bathroom with a four piece suite and a feature south-facing garden.



## Key Features

- Mid Terraced Period Family Home
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen/Breakfast Room
- Contemporary Four Piece Bathroom
- South-Facing Rear Garden
- Immaculately Presented Throughout
- Popular Thomas A Becket Location



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

This attractive property in a highly sought after area with great transport links benefits from a wealth of period features throughout, such as cast iron fireplaces and high ceilings. To the front of the property is a covered porch and the front door opens to the welcoming entrance hallway and stairs that rise to the first floor. Positioned to the front of the property and measuring 14' 6" x 9' 10" is the beautifully presented living room which boasts a double glazed, bay window which allows for a flood of evening sunlight. The separate dining room measures a generous 13' 5" x 12' 2" and features views of the south-facing rear garden via a double glazed window. The room also benefits from plentiful under-the-stairs storage. The modern kitchen has been recently fitted with an array of shaker style units, solid oak flooring and wooden worktops with ceramic butler sink, plus a breakfast bar, perfect for those nights entertaining or quiet evenings in. With dual aspects, facing both south and east, this light and airy space provides access to the feature rear garden via double glazed bi-folding doors. To the first floor are two double bedrooms with the main bedroom spanning the full width of the house and measuring a spacious 13' 6" x 12' 3" allowing for plenty of space for various bedroom furniture. This room also benefits from a large, double glazed bay window. The second bedroom benefits from a rear garden view. The family bathroom has been sympathetically finished in a contemporary, period style and boasts an original cast iron fireplace. The room comprises of a four piece suite including, a roll top bath, walk-in shower cubicle, hand wash basin and toilet and is predominantly tiled including, an attractive patterned tiled floor.

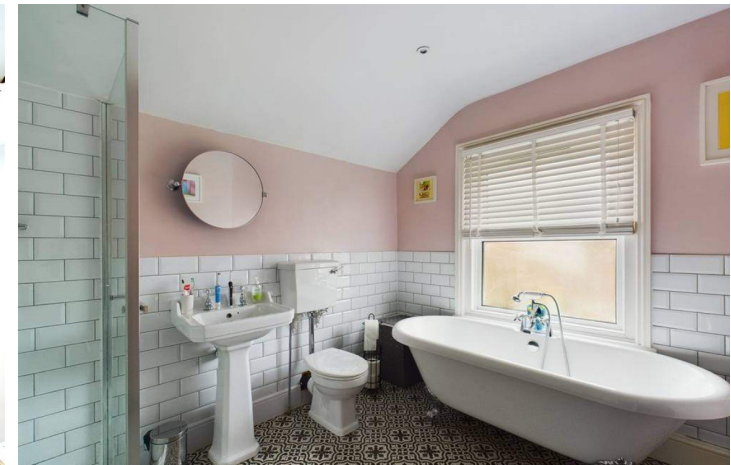
### EXTERNAL

To the front of this beautiful period home, there is a dwarf wall enclosed front garden which has been fitted with plum slate chippings and a pathway which leads to the front door. The rear garden is South facing and laid to lawn and decking with the benefit of a wooden shed. There are also a selection of shrubs, plants and palm trees.

### LOCATION

In a highly sought after road in the Thomas A Becket area of Worthing, this attractive home is located close to local shops on both South Street and South Farm Road. Falling under the popular Thomas A Becket and Broadwater C of E Primary school catchment area, the road is highly sought after with families of all ages. West Worthing station is approximately 250 metres away. Worthing Town Centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks and leisure facilities is approximately one mile away.

Council Tax Band: B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC: 969 Sqft

Tenure: Freehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.