



Shermanbury Road | Thomas A'Becket | Worthing | BN14 7HR

Offers Over £560,000



We are delighted to offer this deceptively spacious, extended semi detached house positioned on a generous plot in the sought after Thomas A Becket catchment area. Close to local shops, amenities and mainline train station this property boasts four bedrooms, large south facing living room, modern fitted kitchen and bathroom, ground floor w/c, feature south facing rear garden and off road parking.



Key Features

- Extended Semi-Detached House
- Four Bedrooms
- South Facing Living Room
- Modern Kitchen/Diner
- Ground Floor W/C
- Off Road Parking
- South Facing Rear Garden
- Large Sunroom
- Close To Shops, Amenities & Mainline Train Station
- Thomas A Becket School Catchment Area



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

The front door opens into an internal storm porch which is perfect for hanging coats and kicking off shoes, before passing through to the spacious entrance hallway. With doors to all ground floor rooms, stairs to the first floor and an under stairs cupboard. The bay fronted kitchen/diner measures a generous 18'0 x 11'6, it has been cleverly designed to offer plenty of worktop space for cooking and an area large enough to accommodate a family sized dining table. The utility room is conveniently positioned adjacent to the kitchen, measuring 16'10 x 6'9, with space and provisions for white goods and access to the rear garden. This room also benefits from a separate w/c, which has been fitted with a toilet and hand wash basin. The south facing living room measures 10'11 x 16'7 and is positioned to the rear of the property, benefiting from large glazed doors, providing access to the sunroom with views overlooking the mature rear garden. To the first floor are four bedrooms, with the main bedroom located to the front of the property and providing plenty of space for a double bed and bedroom furniture. Both bedroom two and three face south and have views over the large rear garden, the third bedroom also boasts an en-suite shower room which has been fitted with a shower, toilet and hand wash basin. The contemporary family bathroom has been fitted with a three piece suite, including a bath with overhead shower, a toilet and hand wash basin.

EXTERNAL

This property is positioned on a generous sized plot with front benefiting from a paved block driveway allowing parking for several vehicles. The mature south facing rear garden has been predominantly laid to lawn and with a number of planted borders lining the side boundaries. There is a patio area, which is directly accessed from the property, perfect for hosting family events to maximise the southerly aspect.

LOCATION

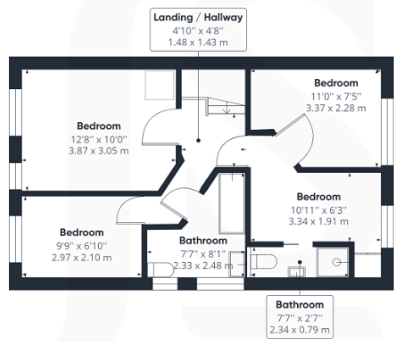
Located in the highly sought after Thomas A Becket catchment area and within walking distance to Broadwater shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities are all nearby. Both Worthing mainline station and West Worthing station are located 0.6 miles away.

Council Tax Band D





Floor 0



Floor 1

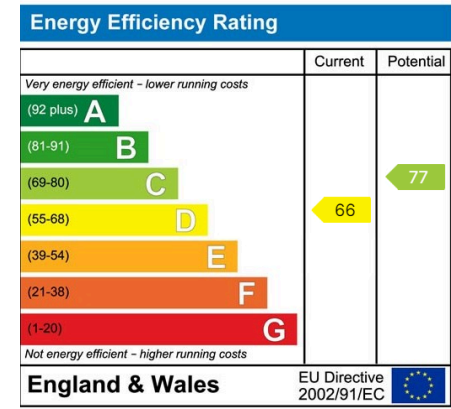


Approximate total area⁽¹⁾
1269.51 ft²
117.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area *as quoted by EPC: 1173 SqFt

Tenure: Freehold

Council tax band: D

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 floor plans 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.

