



Broomfield Avenue | Tarring | Worthing | BN14 7RZ  
**£575,000**





Jacobs Steel are delighted to offer for sale this impeccably presented 1930's semi detached house located in the popular Thomas A'Becket catchment area of Worthing close to an array of schools, shops and transport links, making this property the ideal family home. In brief, the accommodation consists of an open plan lounge, kitchen and diner, a separate living room, three first floor bedrooms, a spacious family bathroom and ground floor cloakroom/w.c. In addition, there is a delightful rear garden, a private driveway and a detached garage.





## Key Features

- Character Style Semi Detached House
- Open Plan Lounge Kitchen And Diner
- Bay Fronting Lounge
- Recently Installed Shaker Style Kitchen
- Three First Floor Bedrooms
- Spacious Family Bathroom Suite And Ground Floor Cloakroom
- Circa 40' Rear Garden
- Off Road Parking And Garage
- Ideal Family Home Close To Multiple Schools
- Vendor Suited



**3 Bedrooms**



**1 Bathroom**



**3 Reception Rooms**

## INTERNAL

A storm porch covers the front door which leads through to the reception hallway, where doors are found to all principle rooms and the stairs ascend to the first floor landing. The heart of the home is the open plan living space which has been subject to a pitched roof extension thoughtfully designed by the current owners and overlooks the delightful rear garden. The lounge area features a log burner setting a warm and cozy atmosphere which can be felt throughout the home. The kitchen features an abundance of light green 'shaker' style wall and base mounted cabinets which are complimented by a white Quartz worktop which provides plenty of space for culinary endeavors. To add to the practicality of the kitchen there is range of integrated appliances including a dishwasher, a fridge and a freezer, with space and provisions for a cooker and two further appliances, and adequate space for a dining room table and chairs to suit more formal dining. A door allows access to the side return, garage and garden. To conclude the ground floor, there is a bay fronted reception room with a large south facing garden currently utilised as a dining room, as well as a handy cloakroom/w.c. On the first floor, there are three generous bedrooms with the master measuring 14'04" x 11'07" and benefiting from a south facing bay window and built in wardrobes. The second double bedroom measures 12'09" x 09'08" with a fitted wardrobe and overlooks the rear garden. The third and final bedroom measures 10'06" x 07'08" and contains yet another storage cupboard. The spacious and fully tiled three piece bathroom suite consists of a 'P' shaped bath with a shower over the top, with a toilet with a concealed cistern and a wash hand basin with vanity storage underneath.

## EXTERNAL

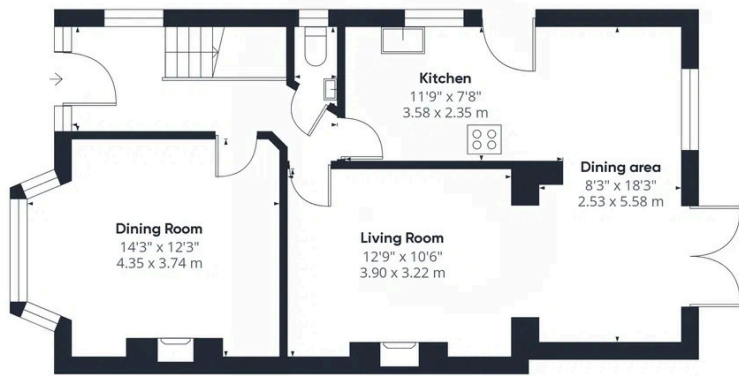
The front of the property has been partially brick paved to create off road parking for multiple vehicles whilst retaining a section of lawn and boarded by plants and shrubs. A double gate leads provides security to the rear of the property and leads to the garage and rear garden. The rear garden is approximately 50 feet in length and mainly laid to lawn, with flower bed borders.

## LOCATION

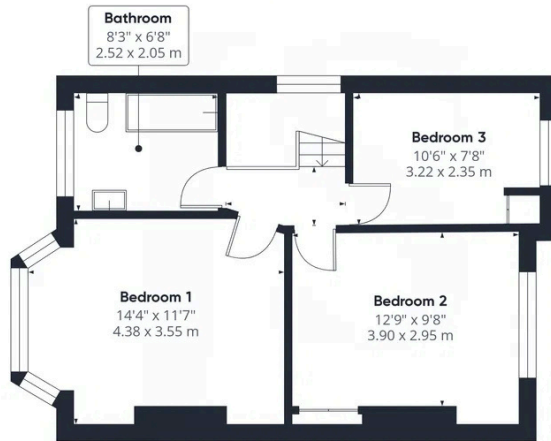
Situated in this desirable, residential area of Thomas A Becket, with local shops positioned nearby at Rectory Road and South Street Tarring. Worthing town centre with it's comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks and leisure facilities is within easy reach along with its award winning seafront promenade. West Worthing and Worthing Stations are both approximately one mile away. An abundance of schools including Worthing High School, Thomas A Becket and Broadwater Primary to name a few are all within a short distance away.

Tenure: Freehold  
Council tax band D

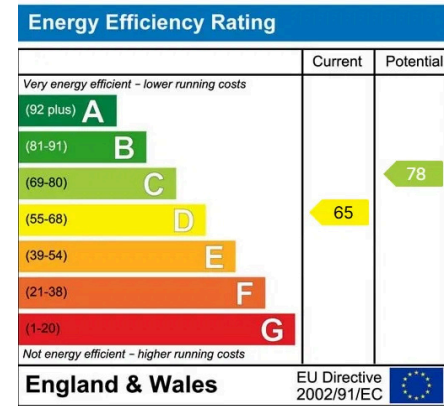




Floor 0



Floor 1



## Property Details:

Floor area \*as quoted by EPC: 1955 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 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.