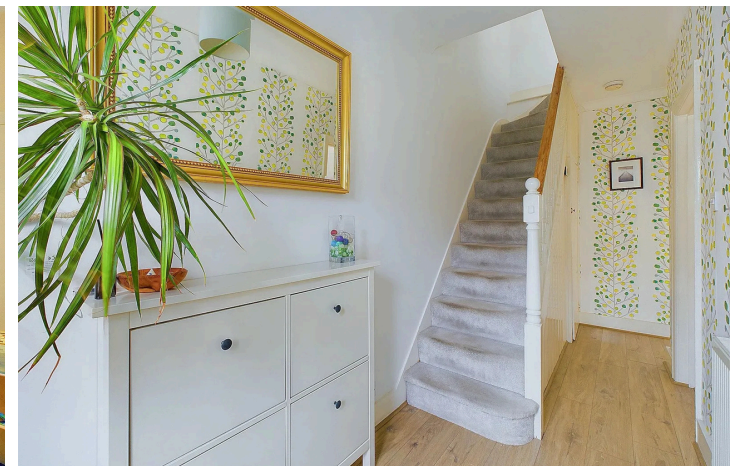




St Thomas's Road | Thomas A'Becket | Worthing | BN14 7JW
Offers Over £400,000



We are delighted to offer for sale this well presented and charming mid terraced family home, situated in the highly desirable Thomas A Becket catchment close to local shops, amenities and mainline train station. The property boasts three bedrooms, west facing bay fronted living room, open plan modern kitchen diner, contemporary bathroom suite and mature east facing rear garden.



Key Features

- Mid Terraced Family House
- Three Bedrooms
- West Facing Living Room
- Bay Fronted Main Bedroom
- Open Plan Modern Kitchen/Diner
- Contemporary Bathroom Suite
- Highly Desirable Thomas A Becket Location
- East Facing Rear Garden
- Less Than 0.6 Miles To Worthing Station



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The double glazed front door opens into the welcoming entrance hall and has access to all ground floor rooms, understair storage cupboard and stairs rising to the first floor. Positioned at the front of the house is the bay fronted living room, which benefits from being facing west, creating a light and airy space throughout the year. This room measures 15'0 x 9'9 and has been kept separate to provide the perfect snug during the colder months of the year. Situated at the rear of the house is the open plan kitchen/diner which measures a generous combined 15'1 x 12'10, providing plenty of space for a family sized breakfast table with a storage cupboard in the corner. The kitchen area has been fitted with an array of grey shaker style wall and floor mounted units, topped with white quartz style laminate worktops to create a smart finish. There are space and provisions for multiple white goods. To the first floor are three bedrooms, with the bay fronted main bedroom at the front and measuring a sizeable 15'7 x 9'2. The main and second bedroom can fit a large double bed with ease as well as other bedroom furniture, with the second bedroom featuring built in wardrobes. The bathroom has been fitted with a three piece contemporary suite including a bath with shower overhead, toilet and hand wash basin. The classic style has been finished off perfectly with light teal coloured wall tiles and mosaic laminate flooring.

EXTERNAL

The east facing rear garden has been cleverly designed to maximize all lifestyles, there are areas laid to lawn for ball games, a block decked area for an outdoor table and chairs. There is a garden shed at the rear, providing an ideal spot to store garden tools and furniture in the winter months. There are an array of mature planted borders along all sides creating a secluded, private space for the whole family to enjoy.

LOCATION

Situated 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. Worthing mainline station is less than 0.6 miles 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 C





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

Property Details:

Floor area *as quoted by EPC: 861 SqFt

Tenure: Freehold

Council tax band: C

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.