



Shermanbury Road | Thomas A'Becket | Worthing | BN14 7HR
Guide Price £650,000





Jacobs Steel are delighted to offer for sale this substantial and extended family home located in the popular area Gaisford district of Worthing. Comprising of three double bedrooms, an open plan lounge and dining room, a luxury fitted kitchen and separate utility room, a ground floor shower room and separate w/c alongside a family bathroom suite and additional w/c. In addition there is a driveway providing parking for multiple vehicles, a garage, entrance lobby and a delightful south facing garden.



Key Features

- Substantial Semi Detached Family Home
- Living Room And Dining Room Extension
- Three Double Bedrooms
- Luxurious Fitted Kitchen
- Ground Floor Shower Room And Family Bathroom
- Off Road Parking For Multiple Vehicles
- South Facing Rear Garden
- Garage
- Vendors Suited
- Thomas A Becket Catchment Area



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Upon entering the front door you are greeted by a hallway and delightful entrance lobby, the ideal spot to remove coats and shoes, with a range of storage options and rear access to the garage. The hallway leads though to the living room measuring 16'01" x 11'09" and offers a cosy ambiance to relax and unwind. This in turn leads through to the extension overlooking the rear garden and is currently used as a dining room and home office over, but adds versatility to the home and could be used as an additional living space. The luxurious kitchen consists of an abundance of wall and base mounted wood effect cabinets and draws, and contrasting Quartz worksurfaces. To add the the practically and aesthetic is an integrated eye level oven and grill, as well as a 5 ring gas burning hob. Adjacent to the kitchen is a utility room with space and provisions for the all other required appliances, and a modern shower room with a walk in cubicle and separate w/c. Stairs ascend to the first floor and benefit from storage below. On the first floor there are three generous double bedrooms, the master of which measures 14'03 x 12'03", along with a family bathroom suite comprising of a bath with a shower over and wash hand basin and a separate w.c sits next door.

EXTERNAL

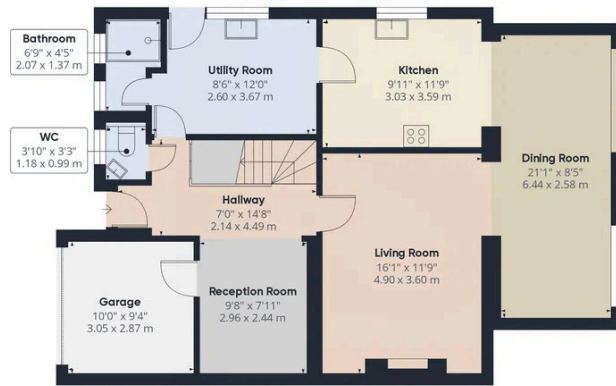
The front garden is enclosed by a dwarf wall and has been mainly brick paved to create off road parking for multiple vehicles and leads to the garage with an 'up and over' style door. There is gated side access which leads to the rear garden which is of the sought after southerly aspect and is the epitome of the ideal family garden with a large section laid to lawn, an area of patio and decking for garden furniture, and a large cabin at one end.

LOCATION

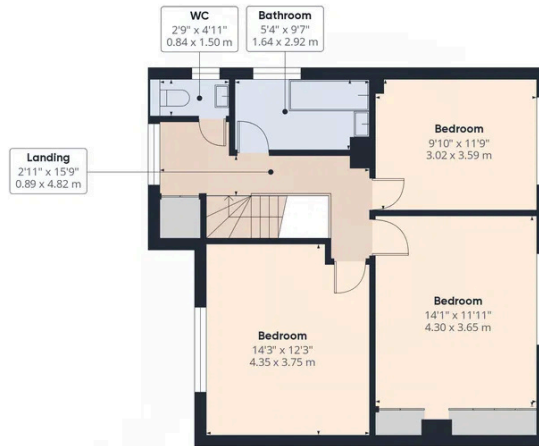
Located in the highly sought after Gaisford catchment area and within walking distance to Broadwater shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities are all nearby. Worthing mainline station and West Worthing station are located 0.6 and 0.7 miles away respectively.

Council Tax Band D

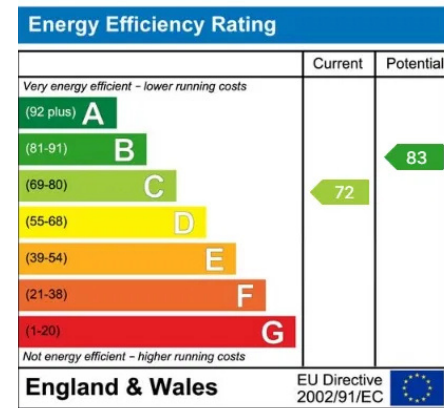




Ground Floor



Floor 1



Property Details:

Floor area *as quoted by EPC: 1352 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.