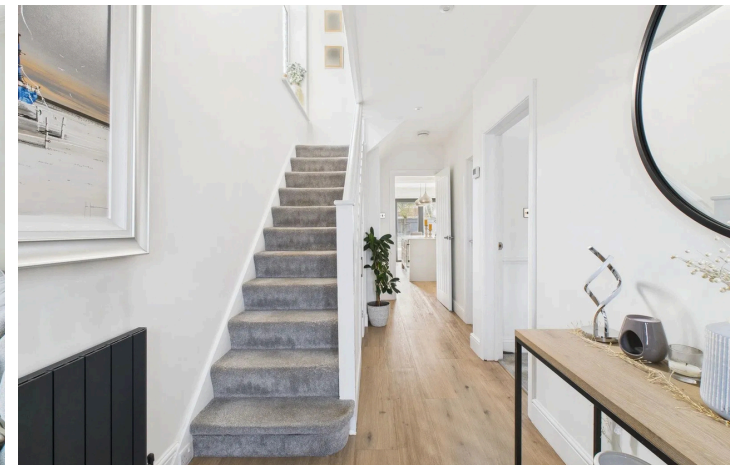




Alfriston Road | Thomas A'Becket | Worthing | BN14 7QS  
Offers Over £800,000



We are delighted to offer for sale for substantial and beautifully presented extended detached family home, situated in the highly sought after area of Thomas A Becket close to local shops, amenities and mainline train station. The house boasts five bedrooms, open plan kitchen/diner, bay fronted living room, office, ground floor w/c and utility room, a well matured west facing rear garden and off road parking for multiple vehicles at the front.



## Key Features

- Extended Detached Family Home
- Five Bedrooms
- Beautifully Landscaped West Facing Garden
- Ground Floor Utility Room
- Well Presented Throughout
- West Facing Open Plan Kitchen/Diner
- Separate Office Space
- Off Road Parking For Multiple Vehicles
- Close To Local Shops, Amenities & Mainline Train Station
- Highly Sought After Thomas A Becket Location



**5 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

The covered front door provides access into the welcoming hallway, which provides access to all ground floor rooms, additional understair storage and stairs rising to the first floor. Positioned at the front of the house is the separate bay fronted living room, facing east means you can enjoy the morning sun but use this as a cosy snug during the evening in those winter months. Situated at the rear of the house is the open plan kitchen/diner living space which has been excellently designed with a full width rear extension with bi folding doors to create the perfect focal point of this home and measures a substantial 18'6" x 27'8". The kitchen has been fitted with an array of neutral shaker style wall and floor mounted units topped with high quality quartz worktops to create a smart finish. This cleverly designed L shape space also has a separate area for a sofa or extra dining table and provides access to the home working office. There is a ground floor utility room with space and provisions for multiple white goods and a w/c under the stairs. To the first floor are five generously sized bedrooms with four comfortably fitting a large double bed alongside various other bedroom furniture. The main bedroom has west facing views and also features a contemporary en-suite including a corner shower, toilet and hand wash basin. The family bathroom has been fitted with a bath with overhead shower, toilet and hand wash basin.

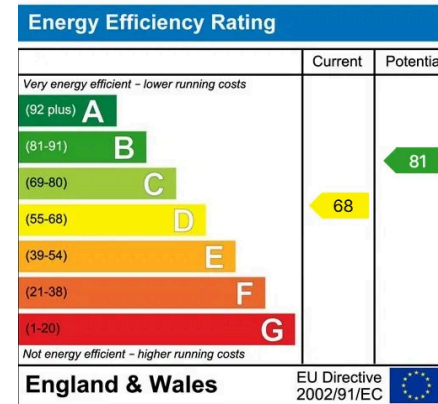
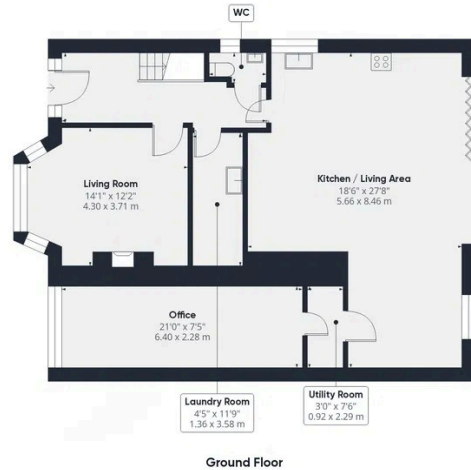
## EXTERNAL

To the front of this imposing home is a pebbled driveway providing off road parking for multiple vehicles. The rear garden has been lovingly matured over the years and cleverly landscaped to allow for multiple different areas of usage. The top of the garden has been laid with paving to create a patio perfect for an outdoor table and chairs, the rest has been laid to lawn with planted borders surrounding the boundaries and a potting shed.

## LOCATION

Situated in a highly sought after road in the Thomas A Becket area of Worthing. Local shops are available within a short walk from the property at either Rectory Road or Broadwater's main high street. Falling under the popular Thomas A Becket and Broadwater C of E Primary school catchment area the road is very popular with families of all ages. Both Worthing and West Worthing Stations are easily accessible by foot or by car. Buses run along nearby Wiston Avenue or Poulters Lane.





## Property Details:

Floor area \*as quoted by EPC: 1984 SqFt

Tenure: Freehold

Council tax band: E

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.