



Poulters Lane | Worthing | BN14 7SY  
**£725,000**





We are delighted to offer for sale this stunning mock Tudor and rarely available detached family house, situated in this popular Thomas A Becket location close to local shops, amenities, good school catchments and mainline train station. The house spans over three floors and offers six bedrooms, three reception rooms, fitted kitchen, ground floor utility room, three bathrooms/shower rooms, large south facing rear garden, a garage and ample off road parking for multiple vehicles.





## Key Features

- Substantial Detached Family Home
- Six Bedrooms
- Large South Facing Rear Garden
- Scope For Further Extension (Subject To Permission)
- Ground Floor Utility Room
- South Facing Conservatory
- Garage
- Off Road Parking For Multiple Vehicles
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station



**6 Bedrooms**



**2 Bathrooms**



**3 Reception Rooms**

### INTERNAL

The charming front door opens into a practical entrance porch, ideal for hanging coats and removing shoes. From here, the welcoming entrance hall provides access to all ground floor rooms, features under-stair storage, and has stairs leading to the first floor. At the front of the house is the stylish kitchen/breakfast room, fitted with a range of neutral wall and base units, complemented by oak-effect laminate worktops for a clean and modern look. This spacious room comfortably accommodates a family-sized breakfast table and connects to the utility room, which offers ample space for multiple appliances and additional worktop area. The utility room also provides access to the ground floor shower room. To the rear of the property is the generous living room, measuring 16'3" x 14'11", with French doors opening onto the mature rear garden. Adjacent to this is the formal dining room, which features a character fireplace as its focal point and measures 11'8" x 14'5". It comfortably fits a large dining table and has patio doors leading to the sunroom. The sunroom enjoys panoramic views of the south-facing garden, making it a bright and airy retreat throughout the year. Upstairs on the first floor are four bedrooms. Three are well-proportioned doubles, each accommodating a large bed and various free-standing furnishings. The fourth bedroom is ideal as a single room, home office, or hobby space. The family bathroom includes a three-piece suite with a bath, shower, hand basin, and a separate WC. The second floor features two additional double bedrooms, both measuring 11'2" x 25'7" and 11'11" x 15'4, offering generous eaves storage. A modern shower room on this level includes a corner shower, toilet, and hand basin.

### EXTERNAL

At the front of this charming period home, a dropped kerb gives way to a paved driveway, offering generous off-road parking for multiple vehicles and direct access to the garage. To the rear lies a substantial, beautifully maintained south-facing garden—an idyllic outdoor space that not only enjoys sun throughout the day but also offers exciting potential for future extension (subject to the necessary planning consents). Predominantly laid to lawn and framed by mature planting, the garden features several inviting patio areas—ideal for al fresco dining or relaxing with family and friends—as well as a tranquil pond that adds a touch of serenity to this delightful setting.

### LOCATION

Situated In a highly sought position near the corner of Loxwood Avenue within 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 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.

Council Tax Band: F

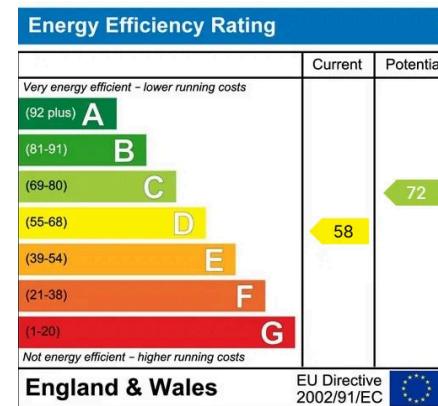




Ground Floor



Floor 1

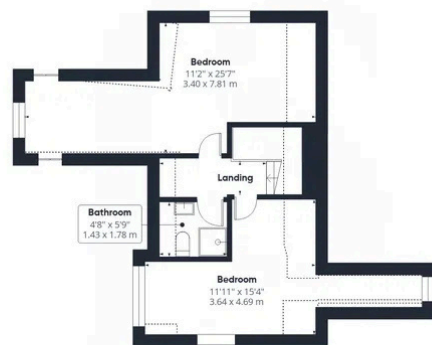


## Property Details:

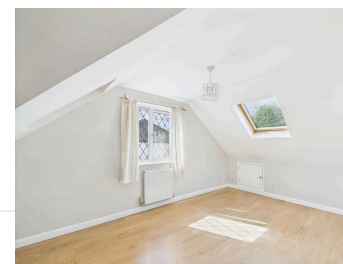
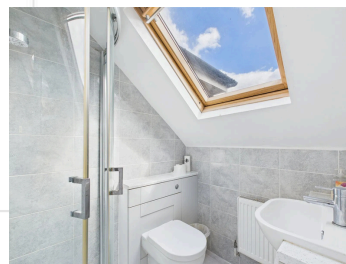
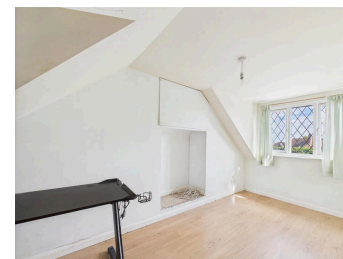
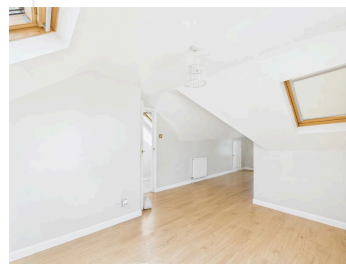
Floor area \*as quoted by EPC: 853 SqFt

Tenure: Freehold

Council tax band: F



Floor 2



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.