



Lavington Road | Worthing | BN14 7SH
£600,000



We are delighted to offer for sale this exceptionally characterful and rarely available detached house, situated in the highly sought after Thomas A Becket catchment area close to local shops, amenities and mainline train station. The house boasts three/four bedrooms, three reception rooms, family bathroom, ground floor shower room, fitted kitchen, large south facing rear garden, ample off road parking and garage. The property is sold with no ongoing chain.



Key Features

- Detached Family House
- Three Double Bedrooms
- Large South Facing Rear Garden
- Scope For Extension (STPP)
- Newly Replaced Roof
- Highly Sought After Thomas A Becket Location
- Garage
- Off Road Parking For Multiple Vehicles
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



3 Bedrooms



2 Bathrooms



3 Reception Rooms

INTERNAL

Step through the beautiful wooden front door into a welcoming and generously proportioned entrance hall. This inviting space features stairs rising to the first floor, convenient access to all ground floor rooms, a handy under-stairs storage cupboard, and plenty of space to hang coats and store shoes. At the front of the property sits a charming bay-fronted living room, measuring an impressive 11'6" x 14'8", currently arranged as a spacious bedroom. Adjacent to this is a second reception room, bathed in natural light thanks to newly installed double-glazed French doors that open directly onto the delightful south-facing rear garden. To the rear of the home is the well-appointed kitchen, complete with a range of wall and base units, offering ample storage and workspace, along with plenty of room for a family-sized breakfast table—perfect for casual dining and busy mornings. Beyond the kitchen lies an extended reception area, which benefits from access to a modern ground floor shower room, making this part of the home particularly versatile. Upstairs, you'll find three/four well-sized bedrooms, including three generous doubles. The principal bedroom is notably spacious, measuring 14'7" x 11'6", and offers plenty of room for furnishings. The family bathroom has been thoughtfully fitted with a four-piece suite, comprising a bath, toilet, hand wash basin, and bidet. Additional highlights of this well-maintained home include a recently replaced roof and boiler, providing peace of mind for years to come.

EXTERNAL

To the front of this imposing home is a paved driveway accessed via a dropped kerb, providing off road parking for multiple vehicles with an option to create more and access to a garage. The substantial rear garden benefits from facing south, absorbing the sun throughout the day all year round. The garden has been predominantly laid to lawn with various planted trees, shrubs and flowers lining all boundaries to create a secluded space for the whole family to enjoy.

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.

Council Tax Band E



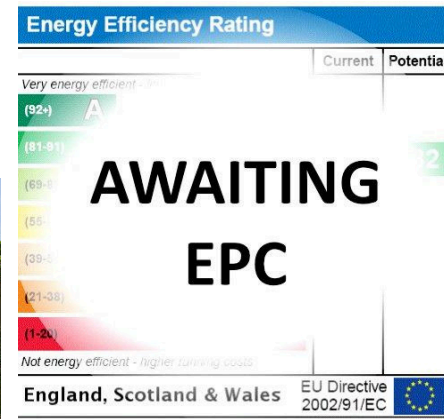
To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Ground Floor



Floor 1



Property Details:

Floor area *as quoted by floorplan:

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.