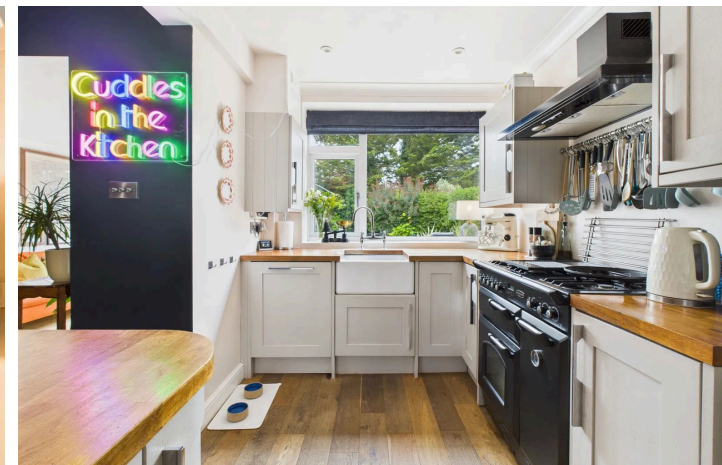
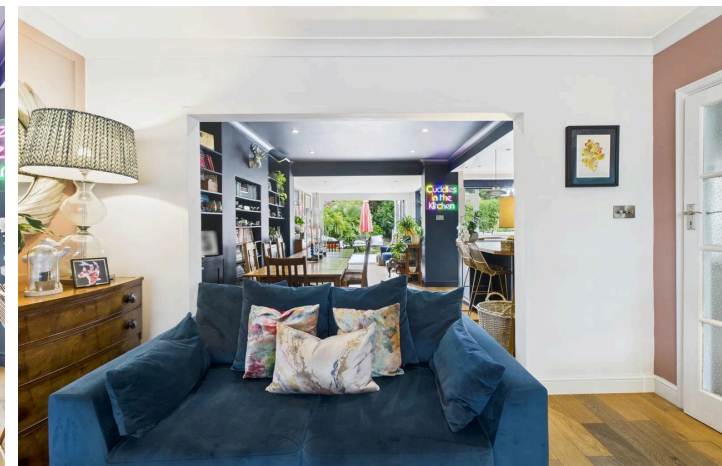




Poulters Lane | Worthing | BN14 7SS
Guide Price £585,000



Jacobs Steel are delighted to offer for sale this beautifully presented and deceptively spacious extended semi-detached family home, ideally situated on a popular residential road within the highly sought-after Thomas 'A' Becket area of Broadwater. Occupying a generously sized south-facing plot, this stunning home has been thoughtfully and meticulously renovated throughout to a high standard, offering both style and practicality for modern family living. The accommodation now features three well-proportioned bedrooms, three versatile reception rooms, a contemporary fitted kitchen with adjoining utility room, two separate study spaces ideal for remote working, and a convenient ground floor WC. Externally, the property boasts a mature, landscaped south-facing rear garden, perfect for outdoor entertaining, as well as ample off-road parking for multiple vehicles. The vendors are suited, and early viewing is highly recommended.



Key Features

- Extended Semi-Detached Family Home
- Immaculately Presented Throughout
- Three Well-Proportioned Bedrooms
- Three Versatile Reception Rooms
- Contemporary Fitted Kitchen With Utility Room
- Two Separate Study Spaces & Ground Floor W/C
- Mature Landscaped South Facing Rear Garden
- Off Road Parking For Several Vehicles
- Sought-After Thomas 'A' Becket Location
- Vendor Suited



3 Bedrooms



1 Bathroom



3 Reception Rooms

INTERNAL

This stunning family home has been thoughtfully renovated and intelligently extended to create a harmonious blend of modern living and everyday practicality. Designed with both style and function in mind, the ground floor boasts three versatile reception rooms, offering flexible living arrangements to suit a variety of family needs. At the front of the property, a separate bay-fronted lounge provides a cosy and secluded snug, ideal for quiet evenings or relaxing with a good book. The central reception room, currently arranged as a formal dining area, seamlessly connects to the rear extension—an impressive, light-filled living space enhanced by bi-folding doors that open directly onto the beautifully landscaped south-facing garden. This semi-open-plan arrangement flows effortlessly into the kitchen, which has been tastefully fitted with contemporary two-tone shaker-style units, solid oak worktops, and a full range of integrated appliances, offering both aesthetic charm and functionality. Adjacent to the kitchen, a separate utility room provides additional storage space and keeps the main living area clutter-free, with dedicated space for a washing machine and tumble dryer. A convenient ground floor WC adds further practicality for busy family life. Adding to the versatility of the home are two additional rooms on the ground floor, currently set up as separate studies—perfect for those working from home or needing a quiet place to focus. These spaces could also be adapted as playrooms, hobby rooms, or even guest accommodation, depending on your needs. Upstairs, the first floor hosts three generously sized bedrooms. The principal bedroom, positioned at the front of the house, features a large bay window, fitted wardrobes, and impressive proportions, measuring approximately 14'9" x 10'8". The second double bedroom also enjoys a charming bay window with delightful views over the rear garden, while the third bedroom offers ample space for a child's room, guest space, or additional study. Completing the upper floor is a recently renovated family bathroom, fitted with a sleek and modern suite including a panelled bath with shower over, a stylish hand wash basin, and a low-level WC—beautifully finished to provide a relaxing space for daily routines. This exceptional home offers everything a growing family could need, with thoughtfully designed spaces and quality finishes throughout, all set in a highly desirable location.

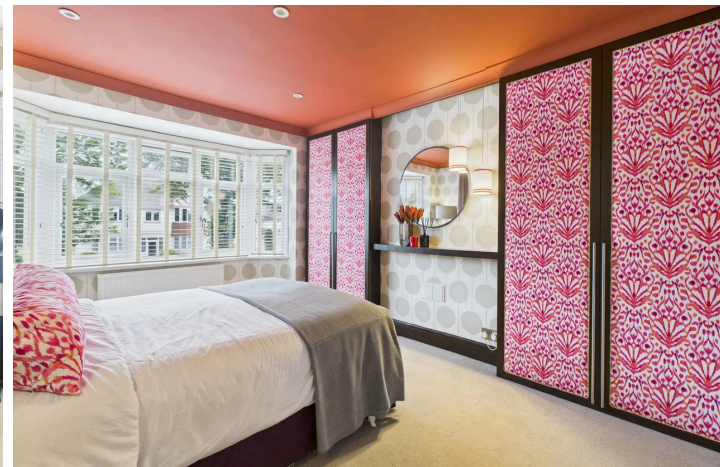
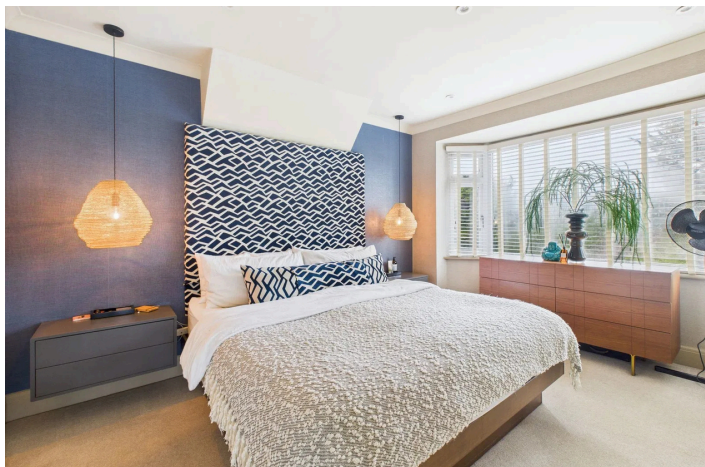
EXTERNAL

Occupying a generously sized plot, this property boasts a beautifully maintained and mature south-facing rear garden—an ideal retreat for relaxation and outdoor entertaining. The garden is thoughtfully landscaped, with well-established trees and shrubs lining the boundaries to create a wonderfully private and secluded atmosphere. A central lawn offers ample space for children to play or for summer gatherings, while a raised decked area—immediately accessible via bi-folding doors from the rear extension—provides the perfect setting for alfresco dining or morning coffee in the sun. To the front, the property benefits from a spacious, block-paved driveway offering off-road parking for multiple vehicles, enhancing both convenience and curb appeal.

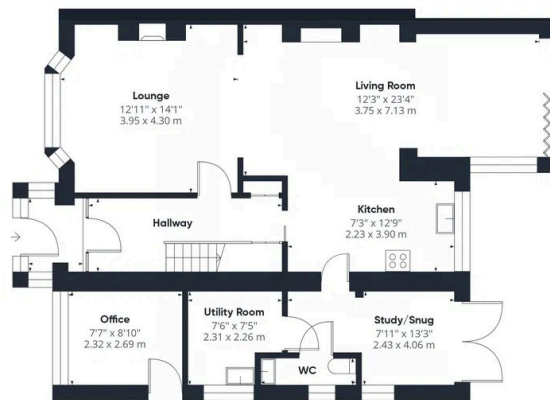
LOCATION

Situated in a highly sought-after location near the corner of Loxwood Avenue, in the desirable Thomas A Becket area of Worthing, this property benefits from a range of local amenities just a short walk away, with shops available on both Rectory Road and Broadwater's main high street. The location falls within the catchment area for the well-regarded Thomas A Becket and Broadwater C of E Primary Schools, making it particularly popular with families. Excellent transport links are also on hand, with both Worthing and West Worthing railway stations easily accessible by foot or car, and regular bus services running along nearby Wiston Avenue and Poulters Lane.

Council Tax Band E



To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk



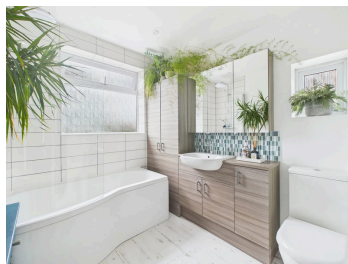
Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.