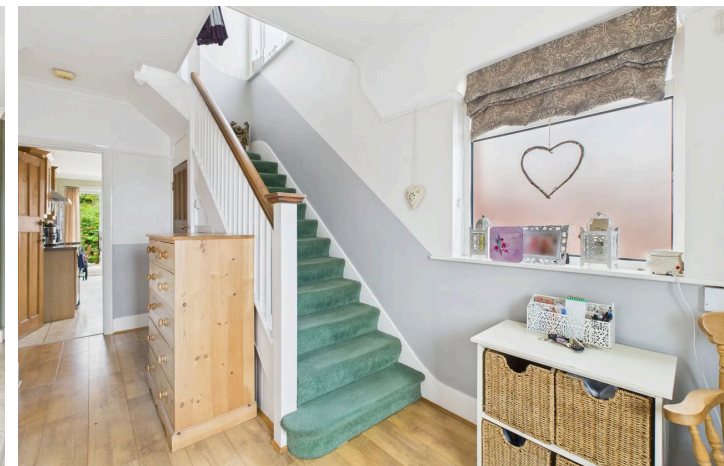




St Lawrence Avenue | Thomas A'Becket | Worthing | BN14 7JF
£540,000



We are delighted to offer for sale this spacious and characterful semi detached house, situated in the highly sought after Thomas A Becket catchment area close to local shops, amenities, mainline train station and highly rated schools. The house boasts three double bedrooms, two large reception rooms, modern kitchen/breakfast room, contemporary bathroom suite, substantial rear garden, garage, off road parking and is being sold with no ongoing chain.



Key Features

- Semi Detached Family House
- Three Double Bedrooms
- South Facing Bay Fronted Living Room
- Modern Kitchen/Breakfast Room
- Contemporary Bathroom Suite
- Highly Sought After Thomas A Becket Catchment
- Ample Off Road Parking & Garage
- Substantial Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The double-glazed entrance porch offers a practical space to store coats and remove shoes before stepping inside. From here, a warm and inviting hallway grants access to all ground floor areas, along with under-stair storage and a staircase leading to the upper level. At the front of the home lies the bay-fronted lounge, a spacious room measuring 12'10" x 14'11" and enjoying sunny, south-facing views. A striking original fireplace with emerald green tiles serves as an eye-catching centrepiece, adding charm and character. Next door, the dining area provides ample room for a family-sized table and opens directly onto the rear garden, ideal for both everyday meals and entertaining. The kitchen/breakfast space is fitted with a range of oak-effect Shaker-style wall and base cabinets, offering generous storage and leaving room for several freestanding appliances. This area benefits from a dual aspect, capturing natural light from both the north and east. Upstairs, there are three well-proportioned double bedrooms. The principal room sits at the front of the house and enjoys bright, south-facing exposure. Each bedroom comfortably accommodates a large bed and additional freestanding furnishings. Completing the accommodation is a modern four-piece bathroom suite, comprising a bath, corner shower, WC, and hand basin.

EXTERNAL

At the front of this characterful home, a block-paved driveway accessed via a dropped kerb, which offers ample off-road parking and leads through to the garage at the rear. The generous rear garden has been thoughtfully landscaped to create two distinct areas for enjoyment. The main section is laid to lawn and complemented by a variety of mature shrubs and trees, while the near end of the garden features a shingled area and a raised patio, ideal for outdoor dining and relaxation.

LOCATION

Situated In the highly sought after Thomas A Becket catchment area and within walking distance to Broadwater shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away. The nearest station is West Worthing and Worthing mainline both approximately one mile away. Bus services run nearby.

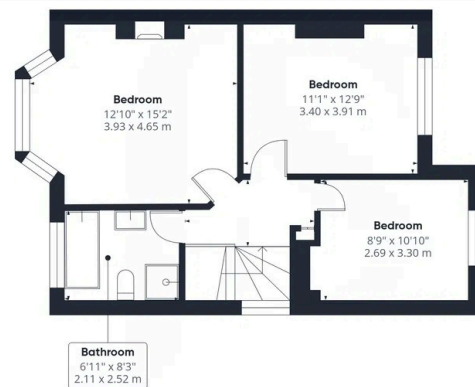
Council Tax Band D



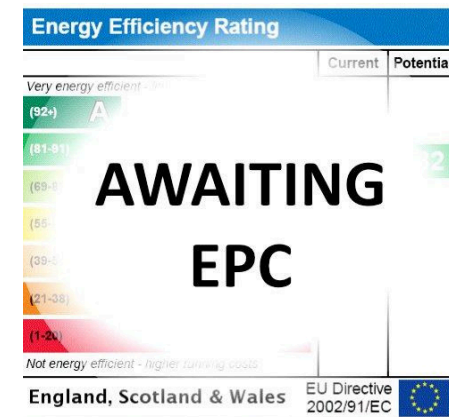
To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Ground Floor



Floor 1



Property Details:

Floor area *as quoted by EPC: tbc

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.