



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



114 Broomfield Avenue

Worthing, West Sussex, BN14 7SE

£575,000

- Semi-Detached Period House
- Stylish Modern Interior with Shutters and Fireplace
- Extended Layout
- Three Generous Bedrooms
- Garage and Private Driveway Parking
- Excellent Living Room with Bay Windows
- Spacious Dining Room with Family Room Area
- Deluxe Family Bathroom & Ground Floor Cloakroom
- Landscaped Rear Garden and Walled Frontage
- Popular School Catchment Area

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Step Inside

Impressively located in the catchment area for the ever popular Thomas A` Becket schools, this enviably sized semi-detached period home is perfect for a growing family and anyone working from home.

Set back from Broomfield Avenue behind the evergreen hedging and wide brick paved driveway of its attractive frontage it instantly gives a great sense of privacy from passers-by. With climbing roses reaching up alongside the charm of an arched canopied doorway, this is a house that makes it easy to feel at home.

Step inside and you`ll find an inviting entrance hall unfolding onto a duo of reception rooms with soft grey carpeting and subtle heritage colour schemes. Filled with light from south-facing bay windows with their crisp white shutters, an outstanding living room is both sophisticated and family friendly. Tastefully chosen cabinets and floating shelving nestle within the chimney breast alcoves giving ample storage without encroaching on the floor space, and an elegant fireplace lends a homely focal point. Spacious and hugely versatile to your own needs and lifestyle, the separate dining room gives you plenty of opportunity to relax and spend time together. The extended layout easily accommodates a delineated family room or home office space, and sliding doors connect the main dining area to the patio providing you with every excuse to step out into the garden.

Equally notable, the large adjacent kitchen is fully fitted with a wealth of modern cabinets, sleek black countertops and an integrated oven and hob. The galley layout creates a highly functional feel with dedicated space for additional freestanding appliances and the added benefit of a deep pantry cupboard. A serving hatch opens into the dining room keeping you in touch with what`s going on while you cook, and a side door makes it easy to unload shopping straight from the car. A cloakroom sits discreetly tucked away to the rear while a hallway cupboard supplies handy hidden storage for coats, bags and shoes.

The cohesive design themes continue upstairs where three excellently presented bedrooms provide an ideal measure of flexible accommodation for modern family life. Sitting peacefully to the rear with garden views, a wonderfully large main bedroom has more of those refined grey hues and space for freestanding wardrobes. A brilliantly proportioned second bedroom is lit by south-facing bay windows and has a fantastic feature robot patterned wall. Together with a more than generous single room they share a deluxe family bathroom with a contemporary suite that has an L-shaped bath with an overhead rainfall shower.

Step Outside

Step out from the dining room and you`ll find a brilliantly broad paved patio that`s perfect for barbeques and lazy summer afternoons with family and friends. Bordered by fencing and a selection of mature shrubs and trees, an established lawn gives children a chance to play and a tall timber gate encloses the space and gives easy access to the garage and gated side driveway.

In your local area

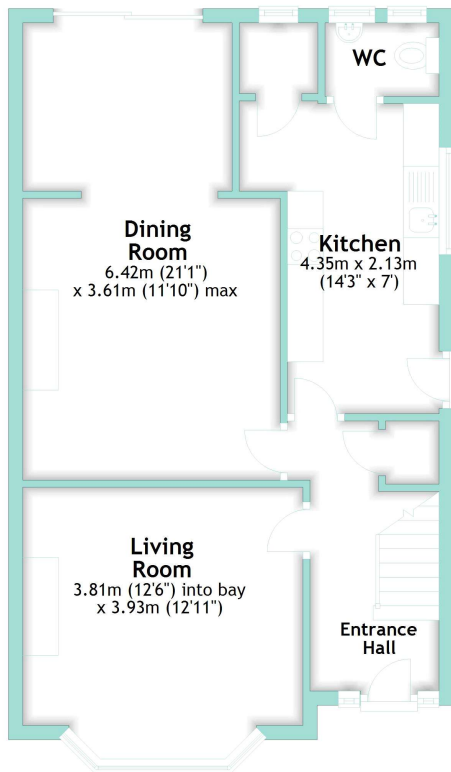
Within a short walk from both Tarring Park and Durrington Recreation Ground with their playgrounds and tennis courts, this impeccably styled home is situated only a mile and half from the centre of Worthing and near to a choice of local shops. Perfectly placed in a highly sought after catchment area for schools currently rated as Good by OFSTED, it is near to the ever popular Thomas A` Becket schools, Worthing High School, a Northbrook College campus and Davison Church of England High School for Girls.

The beach and promenade are within easy reach and nearby Tarring village is home to a number of beautiful listed buildings and popular pubs. There are a range of local shops, amenities and cafes close by and Worthing town centre has plenty of choice with high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. The A27 and A24 supply convenient commuter routes, and West Worthing, Durrington-on-Sea and Worthing mainline stations are all circa half a mile from your door.



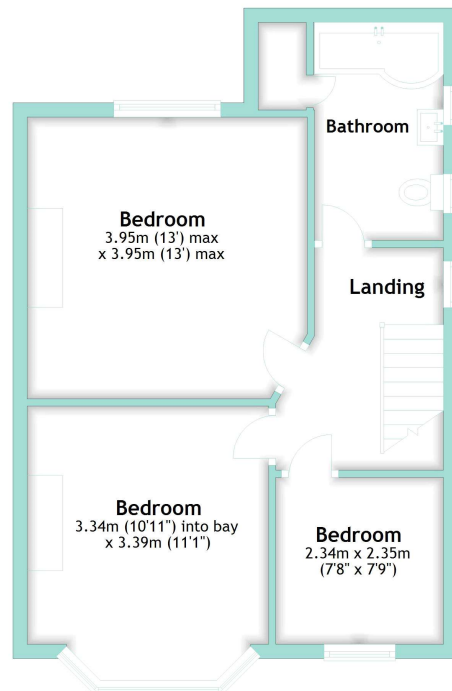
Ground Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



First Floor

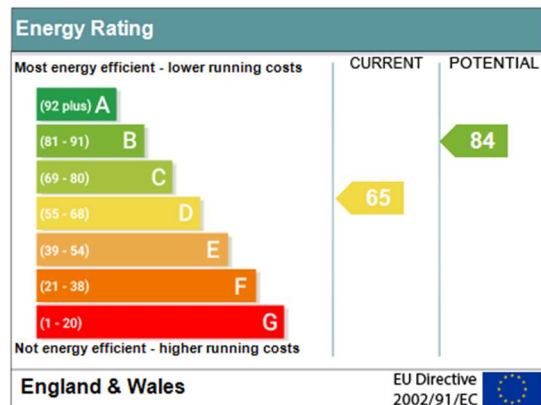
Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 102.8 sq. metres (1107.0 sq. feet)

Address: 114 Broomfield Avenue, WORTHING, BN14 7SE

RRN:



Council Tax: Adur & Worthing Band D

Tenure: Freehold

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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