



Poulters Lane | Thomas A'Becket | Worthing | BN14 7SS  
Offers Over £620,000





Jacobs Steel are delighted to offer for sale this extremely spacious and characterful detached family house situated in the highly sought after area of Thomas A Becket, close to local shops, amenities and mainline train station. The property boasts four bedrooms, two reception rooms, modern fitted kitchen, ground floor w/c, fitted bathroom suite and a separate utility room. The house benefits from a substantial south facing rear garden and a driveway at the front providing off road parking for multiple vehicles.





## Key Features

- Detached Family House
- Four Bedrooms
- Bay Fronted Living Room
- South Facing Dining Room
- Modern Fitted Kitchen
- Separate Utility Room
- Off Road Parking For Multiple Vehicles
- South Facing Large Rear Garden
- Good School Catchment
- Close To Local Shops, Amenities & Mainline Train Station



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

The covered front door opens into an internal porch, ideal for kicking off shoes and hanging coats on a wet day before entering into the welcoming entrance hall. This large area has access to all ground floor rooms, under stair storage and stairs rising to the first floor. Positioned at the rear of the house are both the bay fronted living and dining room, these large rooms face south and benefit from direct views out to the mature rear garden. The living room measures a generous 12'11" x 14'9" followed by the dining room measuring 12'4" x 12'10", providing plenty of space for living and dining furniture. There is huge potential at the rear of the house for extension (subject to planning permission). Situated at the front of the house is the kitchen, which has been fitted with an array of modern wall and floor mounted shaker style units, topped with oak style laminate worktops creating a smart contemporary finish. There is plenty of space and provisions for white goods, along with a breakfast bar to enjoy. There is also a ground floor w/c located at the front of the house. To the first floor are four good sized bedrooms, with three double bedrooms and one single. The rear of the house has the two largest bedrooms which both measure a substantial 12'6" x 14'11" and 12'4" x 12'9", with space for a large double bed, various other bedroom furniture all alongside built in wardrobes. The bathroom has been fitted with a full three piece suite including a bath with overhead shower, toilet and hand wash basin.

### EXTERNAL

To the front of the property is the paved long sweeping driveway, providing parking for multiple vehicles and requiring very minimal maintenance. The South facing rear garden is mainly laid to lawn with a slab patio offering the ideal entertaining area or alfresco dining. There are mature shrubs, flower beds, shed and outside lighting. The property also benefits from a garage, which has been converted into an outside utility room/extra storage.

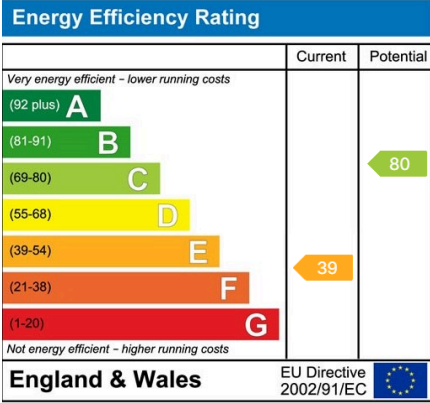
### LOCATION

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: E



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



### 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.