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63 Poulter's Lane  
, Worthing, BN14 7SX

Guide price £725,000

Freehold Council Tax Band F



A superb 4/5 bed detached family home situated on the Offington borders.

In brief, the accommodation comprises spacious entrance porch into entrance hall, double aspect lounge with focal fireplace, and French doors opening onto a superb conservatory with pleasing outlook over the rear garden. The 32 ft open plan kitchen/dining/sitting room is a particular feature of the property with marble worktops and an extensive range of cupboards and drawers. There is a utility room hosting a space for appliances with a ground floor cloakroom.

To the first floor, bedroom one has the additional benefit of an en-suite bathroom. Bedrooms two and three are interlinking, and there are a further two bedrooms. There's also a feature family bathroom.

The front of the property is laid to shingle providing ample off-road parking, and there is also a garage with a personal door to the garden. The rear garden is a particular feature of the property being laid predominantly to lawn and boasting a South aspect.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely family home.

Situated in Poulter's Lane, the property is just a short walk into Broadwater village and the shops at Thomas A' Becket. The nearest mainline railway station is West Worthing which gives great links to most major towns and cities.

Please call the vendor's sole agents to arrange a private viewing.

[Double glazed front door](#)





Entrance porch  
4'11 x 3'9 (1.50m x 1.14m)

Composite front door into entrance hall  
6'0 x 7'11 (1.83m x 2.41m)

Lounge with focal fireplace  
22'8 x 12'10 (6.91m x 3.91m)

Feature conservatory  
15'9 x 12'3 (4.80m x 3.73m)

Feature open plan  
kitchen/dining/sitting room  
32'0 x 14'6 narrowing to 13'6 (9.75m x 4.42m narrowing to 4.11m)

Utility room and w/c  
13'8 x 4'9 (4.17m x 1.45m)

Stairs to first floor landing

Bedroom one  
15'6 x 13'7 (4.72m x 4.14m)

En-suite bathroom  
7'3 x 7'0 (2.21m x 2.13m)

Bedroom two (interlinking)  
10'5 x 8'10 (3.18m x 2.69m)

Bedroom three (interlinking)  
12'11 x 13'4 (3.94m x 4.06m)

Bedroom four  
11'6 x 10'2 (3.51m x 3.10m)

Bedroom five (bay fronted)  
13'1 x 7'1 (3.99m x 2.16m)

Family bathroom  
7'7 x 5'4 (2.31m x 1.63m)

Large driveway

Feature South facing rear garden

Garage  
18'3 x 7'2 (5.56m x 2.18m)



## Floor Plan



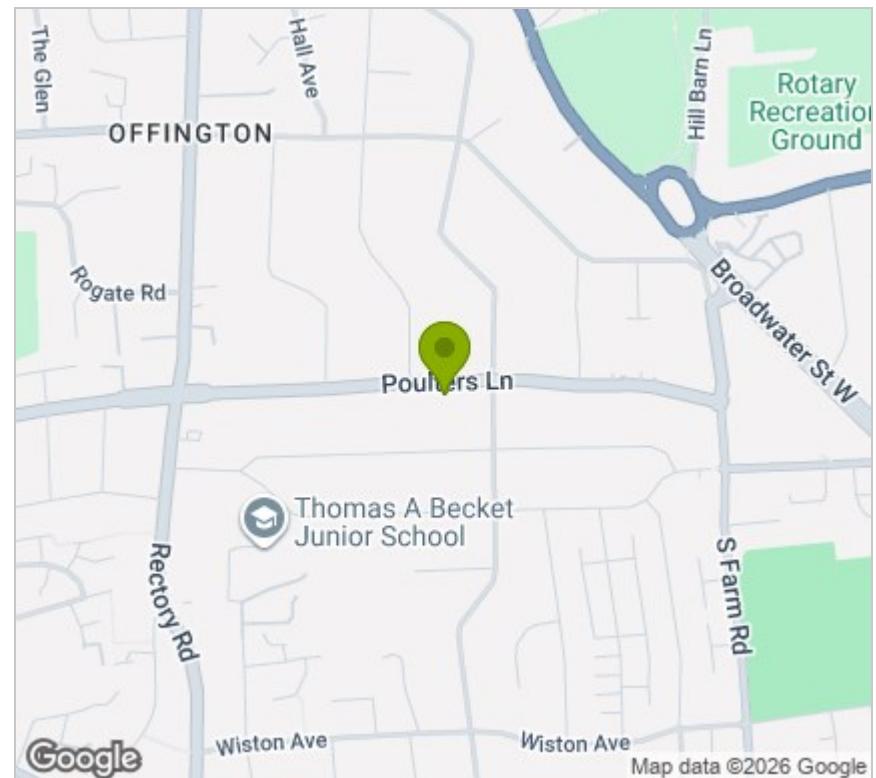
## Viewing

Please contact our Broadwater Office on 01903 958282  
if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

