JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE

86 Broomfield Avenue

Worthing, BN14 7SB

Guide price £650,000

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Open morning Saturday 20th March - Please call to book a viewing slot

James & James Estate Agents are delighted to bring to the market this superb, well extended, substantial detached family home, being offered for sale in exceptional condition throughout. In our opinion internal viewing is considered essential, this can be arranged by contacting the sellers sole agents on 01903 958770

In brief the accommodation comprises; Entrance porch, entrance hall, lounge, fully fitted kitchen/dining/family room, additional reception room, shower room and an office/bedroom five. The first floor offers three further bedrooms and a luxury family bathroom, the loft space has been converted to provide an additional double aspect bedroom with pleasing views towards the South downs.

Outside the landscaped gardens are a particular feature of this property boasting artificial lawn for ease of maintenance with Millboard composite decking, remote controlled lighting and additional brick block paved courtyard Mediterranean style garden. There is also a wired outbuilding with WiFi being very suitable as a home office or home gym.

For a family looking for a home with annex potential and versatile living accommodation this is a perfect example of sympathetically extended home.

New boiler and heating system in 2018
ADT Alarm
Solar Panels
TAB Catchment
Electric Vehicle Charging Point
Bright Rooms Throughout
Double Glazing
Viewing Highly recommended
Sole agents

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Entrance Hall

Lounge
15'3" into bay x 13'1" (4.65m into bay x 3.99m)

Kitchen Diner
21'10" x 20' (6.65m x 6.10m)

Utility Room

Reception Room
18'8" x 16'8" (5.69m x 5.08m)

Shower Room

Bedroom Five/Office

First Floor Landing

Bedroom One
15'7" x 10'3" (4.75m x 3.12m)

Bedroom Two
12'1" x 9'10" (3.68m x 3.00m)

Bedroom Four
8'1" x 7'6" (2.46m x 2.29m)

Bathroom/Shower Room

Second Floor Landing

Bedroom Three
14'9" x 8'11" max (4.50m x 2.72m max)

Outside

Rear Garden

Outbuilding/Office

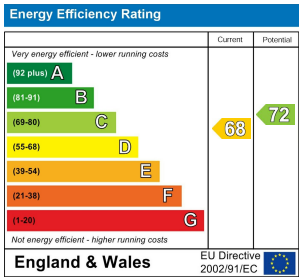
Private Drive

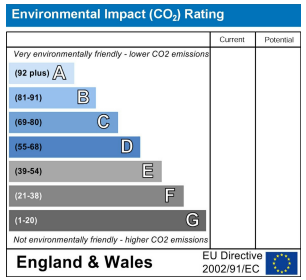
Side Drive

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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