



86 Broomfield Avenue  
Worthing, BN14 7SB

Offers over £625,000



## 86 Broomfield Avenue Worthing, BN14 7SB

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



### 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

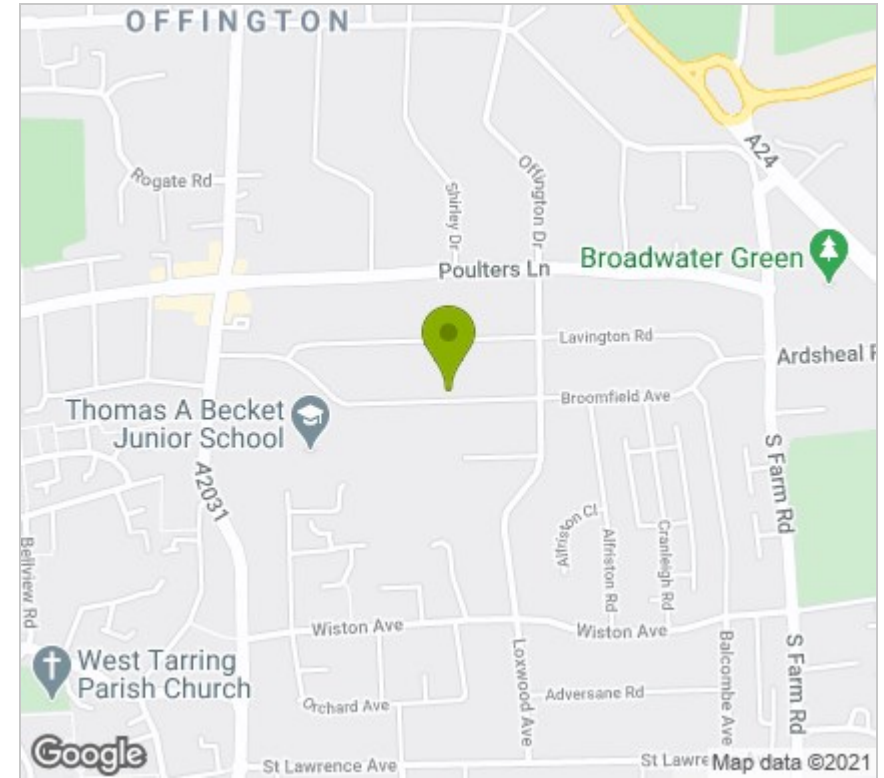


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

