



Broadwater

22 Orchard Avenue, Worthing, West Sussex, BN14 7PY

Offers Over £475,000 Freehold

Michael
Jones
& Company

- TAB Catchment
- Improved and extended family home
- Luxury Kitchen/Family/Dining room
- GF Cloakroom
- Lounge
- Four Bedrooms
- Stunning master bedroom with E/S
- Parking and Garage
- Excellent condition
- Viewing essential

Location

The property is situated in a sought after residential location of Tarring, with the added benefit of being within the Thomas A Becket School catchment area. Local shopping facilities can be found in nearby South Street Tarring, along with West Worthing mainline railway station. Bus services serve the surrounding district and easy access is also offered to the A24 and A24 London and coastal routes. Worthing town centre with its excellent range of bars, shops and restaurants can be found approximately 2 miles distant.

A superbly appointed four bedroom semi detached house located in the favoured Thomas A Becket catchment. Having been the subject of extension and refurbishment by the current owners the property must be viewed internally to be fully appreciated. A notable feature is the stunning open plan kitchen/dining/family room with high quality kitchen together with a stunning loft conversion offering a large master bedroom with luxury en suite. Viewing is considered essential to fully appreciate this property.



Orchard Avenue, Worthing, West Sussex, BN14 7PY

Accommodation with approximate room sizes comprises as follows:

PART GLAZED uPVC DOOR TO

ENTRANCE PORCH

With uPVC double glazed windows, light, uPVC double glazed door to:

ENTRANCE HALL

Stairs leading to first floor landing, radiator, coved smooth ceiling, picture rail, built in shoe cupboard.

GROUND FLOOR CLOAKROOM

Comprising low level WC, wash hand basin, uPVC double glazed window.

LOUNGE

15'5" x 11'3". Leaded uPVC glazed windows with fitted shutter blinds, coved and smooth ceiling, picture rail, feature fireplace surround, radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

19'4" x 17'4".

FAMILY AREA

Coved smooth ceiling, picture rail, double radiator, opening to:



KITCHEN/DINER

A beautifully re-fitted high quality kitchen with an excellent range of high gloss units and quartz work top surfaces including one and a quarter bowl Rangemaster sink unit with mixer tap, work surfaces with excellent range of cupboard and drawers under, built in appliances including Bosch washing machine, Bosch dishwasher, Neff slide and hide oven and with further Neff oven/microwave above, Neff five ring gas hob with Neff extractor fan above, space for American style fridge/freezer, built in Caple wine fridge, feature Karndean flooring with underfloor heating, LED spotlighting with smooth ceiling, feature roof light, uPVC double glazed window to the side and uPVC double glazed French doors overlooking leading to rear garden.

FIRST FLOOR LANDING

Loft access and stairs leading to second floor landing, smooth ceiling.

BEDROOM TWO

15'7" x 11'3". uPVC double glazed window overlooking rear garden, radiator, coved and smooth ceiling.

BEDROOM THREE

15'10" x 11'3". Leaded uPVC double glazed window to front aspect, double radiator, coved and smooth ceiling.

BEDROOM FOUR

7' x 6'6". Leaded uPVC double glazed window to front aspect, smooth ceiling, dado rail, radiator.

BATHROOM

Refitted white suite comprising panelled bath with wall mounted shower unit, pedestal wash hand basin, majority tiled walls, heated towel rail/radiator, shaver point, uPVC double glazed window.

SEPARATE WC

uPVC double glazed window, partly tiled walls, low level WC.

SECOND FLOOR LANDING

Door to:

MASTER BEDROOM

21'6" x 11'4". A truly stunning room with uPVC double glazed window to rear aspect and two Velux windows with blinds to front, two large built in double wardrobes with double hanging rail and walk in wardrobe with built in shelf with access to eaves, two radiators, smooth ceiling, LED spot lighting.

LUXURY EN SUITE SHOWER ROOM

A modern suite comprising shower enclosure with wall mounted shower unit with remote control with hand held shower head and wall mounted rain style shower head, semi pedestal wash hand basin with mixer tap, low level WC with push button flush, partly tiled walls, tiled flooring, uPVC double glazed window, smooth ceiling, LED spot lighting, extractor fan.



OUTSIDE AND GENERAL

REAR GARDEN

With a patio area opening to a further area being laid to fake grass with flower borders leading to a large area of decking being ideal for entertainment purposes with hard standing for hot tub (separate negotiation). Personal door to garage and side access.

FRONT GARDEN

Being laid to block paving providing off street parking for two cars with flower borders to side, double gates leading to driveway.

GARAGE

Access via private driveway with up and over door, power and lighting, personal door to rear garden.

PLEASE NOTE:

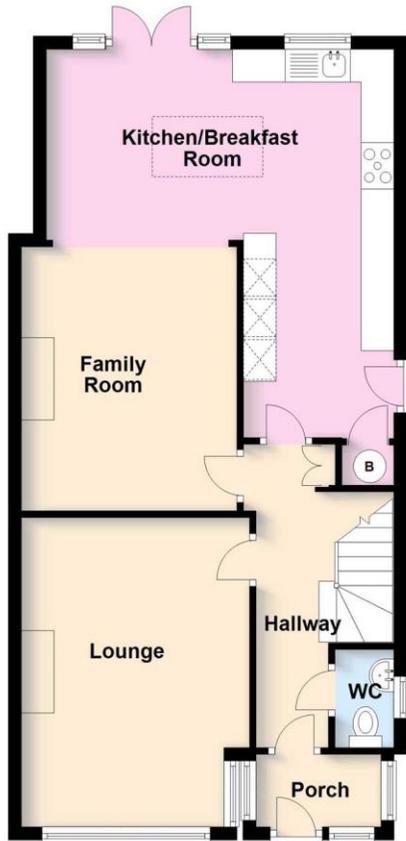
In conjunction with the Estate Agency Act 1979 we hereby declare that one of the vendors of this property is an employee of Michael Jones.

Viewing

Strictly by appointment through Michael Jones & Company.

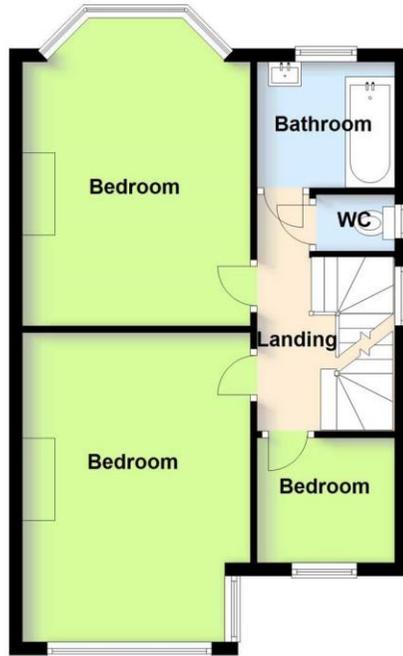
All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.





Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Michael Jones & Company Broadwater Office
 29 Broadwater Street West, Worthing, West Sussex, BN14 9BT
01903 215 222
www.michaeljones.co.uk

Michael
Jones
 & Company