

Helping you move  
home since 1990

3  
3  
4



**Chester House**  
2b Longlands  
Worthing BN14 9NT  
Guide price  
£825,000





A rare opportunity to purchase a BRAND NEW four bedroom executive detached residence located within the highly sought after catchment area of Charmandean, Worthing. The accommodation consists of a covered porch, reception hall, open plan lounge/dining room, open plan kitchen/breakfast room, utility room, family room, ground floor cloakroom, first floor landing, master bedroom with en-suite shower room, three further bedrooms, bedroom three also with an en-suite shower room, family bathroom, loft, private driveway, garage, front and rear gardens.



### Property Features

This four bedroom, three reception room, detached family home forms part of the sought after Charmandean catchment area, close to local shops and amenities and an ideal location for access to either the A27 and A24 roads for commuting. The property is presented to an exceptionally high standard throughout with benefits including a feature fitted kitchen suite, triple glazed windows throughout, all rooms with underfloor heating and individual room thermostats, two bedrooms with en-suite shower rooms, ground floor cloakroom, secluded and South facing rear garden, no onward chain, and with internal viewing considered essential to fully appreciate the overall size, condition and location of this premium residence.

### Covered Porch

Outside courtesy light and private door to reception hall.

### Reception Hall 15'4 x 6'4 (4.67m x 1.93m)

Oak effect flooring with underfloor heating. Heating thermostat. Levelled ceiling with spotlights. Staircase to first floor landing with an understairs storage cupboard. Doors to lounge/dining room, family room and cloakroom.

### Open Plan Lounge/Dining Room 22'8 x 14'2 (6.91m x 4.32m)

Triple aspect via East and West facing triple glazed windows, two South facing triple glazed windows and bi-folding doors to the rear garden. Oak effect flooring with underfloor heating. Heating thermostat. Levelled and part vaulted ceiling with spotlights. Opening to kitchen/breakfast room.

### Open Plan Kitchen/Breakfast Room 17'7 x 13'11 (5.36m x 4.24m)

Feature suite comprising of an inset one and a quarter bowl single drainer sink unit having mixer taps, glazed splashback and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset Bosch five ring induction hob with glazed splashback and extractor hood over. Bosch fitted oven and grill. Bosch integrated dishwasher. Integrated fridge and freezer. Tile effect flooring with underfloor heating. Heating thermostat. Levelled ceiling with spotlights. Ceiling roof lantern. South aspect triple glazed bi-folding doors to the rear garden.

### Utility Room 6'8 x 4'1 (2.03m x 1.24m)

Single drainer sink unit having mixer taps and storage cupboards below. Space and plumbing for washing machine. Oak effect flooring with underfloor heating. Levelled ceiling. Extractor fan.

### Family Room 13'7 x 12'11 (4.14m x 3.94m)

North aspect via triple glazed windows. Carpeted flooring with underfloor heating. Heating thermostat. Levelled ceiling.

### Ground Floor Cloakroom 6'9 x 3'7 (2.06m x 1.09m)

Push button w.c. Wall mounted wash hand basin having mixer taps and storage cupboards below. Oak effect flooring with underfloor heating. Levelled ceiling with spotlights and extractor fan. Obscure glass triple glazed window.





### First Floor Landing

Built in double airing cupboard. Levelled ceiling. Doors to all first floor bedrooms and family bathroom.

**Master Bedroom** 19'10 x 12'11 (6.05m x 3.94m)  
Dual aspect via North facing triple glazed windows and South facing obscure glass triple glazed windows. Two radiators. Heating thermostat. Levelled ceiling with spotlights and access to loft space.

**En-Suite Shower Room** 6'3 x 6'1 (1.91m x 1.85m)  
Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Wall mounted wash hand basin having mixer taps and storage cupboards below. Concealed push button w.c. Chrome ladder design radiator. Part tiled walls. Levelled ceiling with extractor fan. Obscure glass triple glazed window.

**Bedroom Two** 12'8 x 11'3 (3.86m x 3.43m)  
North aspect via triple glazed windows. Radiator. Heating thermostat. Levelled ceiling.

**Bedroom Three** 13'1 x 10'8 (3.99m x 3.25m)  
Dual aspect via South and West facing triple glazed windows. Radiator. Heating thermostat. Built in

wardrobe. Levelled ceiling.

**En-Suite Shower Room** 7'1 x 2'11 (2.16m x 0.89m)  
Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Wall mounted wash hand basin with tiled splashback. Concealed push button w.c. Levelled ceiling with extractor fan.

**Bedroom Four** 9'8 x 6'7 (2.95m x 2.01m)  
South aspect via triple glazed windows. Radiator. Heating thermostat. Levelled ceiling.

**Family Bathroom** 7'7 x 7'0 (2.31m x 2.13m)  
Fitted suite comprising of a panelled bath having mixer taps with shower attachment and glazed shower screen over. Wash hand basin with mixer taps and storage cupboards below. Concealed push button w.c. Additional fitted cupboards. Chrome ladder design radiator. Tile effect flooring. Fully tiled walls. Extractor fan. Levelled ceiling with spotlights. Two obscure glass triple glazed windows.

### OUTSIDE

**Front Garden**  
Laid to lawn with flower border.

### Rear Garden

Secluded and Southerly aspect private rear garden with the first area of garden being paved to the rear of the home and offering ample space for garden table and chairs. The majority of garden is then laid to lawn with a flower and shrub border.

### Private Driveway

Brick block paved private driveway providing off street parking and leading to the homes garage. Flower border. Side wooden gate to the home's rear garden.

### Garage

18'9 x 8'1 (5.72m x 2.46m)  
Adjoining brick built garage accessed via an up and over door. Wall mounted central heating boiler. Power and light.

**Tenure**  
Freehold

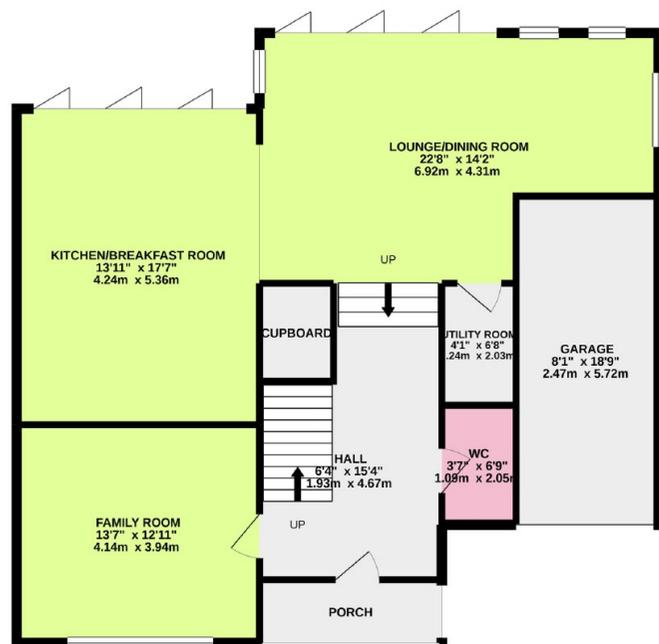
**Council Tax Band**

**Local Authority**  
Worthing Borough Council

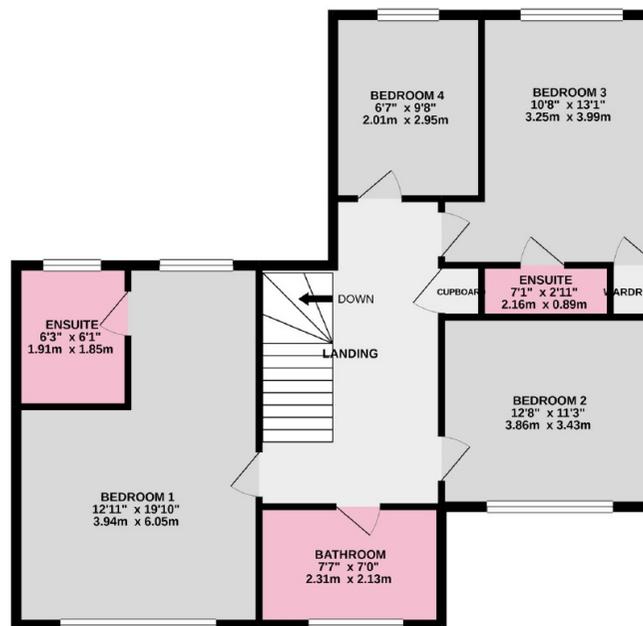




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	92	85	91

Energy Efficiency Rating: A (85-92), B (69-84), C (54-68), D (39-53), E (23-37), F (9-22), G (1-8).  
Environmental Impact (CO<sub>2</sub>) Rating: A (85-92), B (69-84), C (54-68), D (39-53), E (23-37), F (9-22), G (1-8).

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract.

The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

[baconandco.co.uk](http://baconandco.co.uk)

14-16 Broadwater Street West,  
Broadwater, Worthing, West  
Sussex, BN14 9DA  
01903 524000  
[broadwater@baconandco.co](mailto:broadwater@baconandco.co)

