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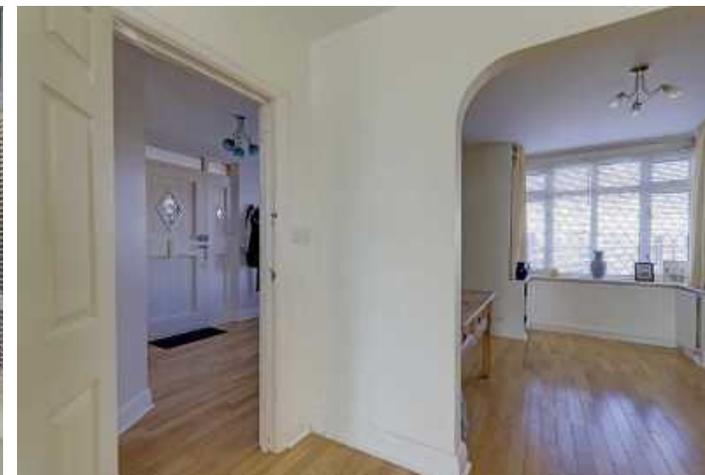
40 Charmandean Road
Worthing BN14 9LX
Offers in the
region of £600,000



and company
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Estate and letting agents



An extended four bedroom detached family home offering spacious accommodation within the sought after catchment area of Broadwater. The accommodation consists of a reception hall, lounge, dining room, kitchen/breakfast room, conservatory, utility room, ground floor cloakroom, first floor landing, three first floor bedrooms one with en-suite shower room, first floor family bathroom/w.c, second floor landing, second floor master bedroom with en-suite bathroom, private driveway, garage and South facing rear garden.



Property Features

This four bedroom detached family home falls into the sought after catchment area of Broadwater, close to local shops, schools and amenities. The property is presented to a high standard throughout with benefits including a feature open plan lounge/dining room, double glazed conservatory, open plan kitchen/breakfast room, ground floor cloakroom, family bathroom and two bedrooms with en-suites, double glazed windows, gas central heating, South aspect rear garden, and with internal viewing essential to fully appreciate the overall size and condition of this residence.

Spacious Reception Hall

Measuring 10'3 x 8'6 in the reception area and extending to 19'8 in length. Accessed via a private front door. North aspect leaded light double glazed window. Solid wood flooring. Radiator. Levelled ceiling. Doors to all ground floor rooms other than the conservatory.

Lounge 19'4 x 12'5 (5.89m x 3.78m)

Dual aspect via East facing stained glass windows and South facing double glazed sliding doors onto the conservatory. Radiator. Three wall light points. Solid wood flooring. Levelled ceiling. Opening to dining room.

Dining Room 12'4 x 11'0 into bay (3.76m x 3.35m into bay)

North aspect via a leaded light double glazed bay window. Fitted display shelving to side of chimney breast. Radiators set into the bay. Solid wood flooring. Levelled ceiling.

Kitchen/Breakfast Room 17'9 x 8'4 (5.41m x 2.54m)

Fitted suite comprising of a one and a quarter bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of solid wood work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob with extractor hood over and fitted oven and grill below. Integrated dishwasher. Space of upright fridge/freezer. Fitted wine cooler. Tiled flooring. Space for dining table and chairs. Radiator. Levelled ceiling with spotlights. East and South aspect double glazed windows. Double glazed French doors to the conservatory.

Conservatory 12'2 x 9'3 (3.71m x 2.82m)

Dual aspect via South and East facing double glazed windows. Solid wood flooring. Power sockets. Pitched roof. Double glazed French doors to the rear garden.

Utility Room 5'5 x 5'1 (1.65m x 1.55m)

Roll top work surface with space for washing machine and tumble dryer below. Meter cupboard. Tiled flooring. Levelled ceiling with spotlights. Obscure glass double glazed window.

Ground Floor Cloakroom 4'9 x 2'6 (1.45m x 0.76m)

Push button w.c. Wall mounted wash hand basin. Tiled flooring. Extractor fan. Levelled ceiling.

First Floor Landing

West aspect obscure glass double glazed windows. Levelled ceiling. Staircase to second floor landing. Doors to all first floor bedrooms and bathroom.

Bedroom Two 16'3 into bay x 12'5 (4.95m into bay x 3.78m)

Dual aspect via a North facing leaded light double glazed bay window and East facing stained glass windows. Radiator. Feature wall. Levelled ceiling.

Bedroom Three 13'11 x 12'5 (4.24m x 3.78m)

Dual aspect via South facing double glazed windows and East facing stained glass windows. Radiator. Levelled and coved ceiling.

En-Suite Shower Room 7'4 max x 3'9 (2.24m max x 1.14m)

Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Push button w.c. Chrome ladder design radiator. Tiled flooring. Levelled ceiling with spotlights.

Bedroom Four 9'5 x 8'5 (2.87m x 2.57m)

North aspect via a leaded light double glazed window. Two built in double wardrobes. Radiator. Levelled ceiling.

Family Bathroom/W.C 10'8 x 5'5 (3.25m x 1.65m)

Dual aspect via South and West facing obscured glass double glazed windows. Comprising of panelled bath with mixer tap and shower attachment. Step in shower cubicle with shower unit and tiled surround. Wall mounted hand wash basin with mixer tap. Push button w.c. Chrome ladder design radiator. Tiled flooring. Fully tiled walls. Levelled ceiling with spotlights.

Second Floor Landing

West aspect via an obscure glass double glazed window. Levelled ceiling. Door to bedroom one.

Bedroom One 23'10 x 10'8 (7.26m x 3.25m)

Triple aspect via North and East facing velux windows and South facing double glazed windows. Two radiators. Eaves storage cupboards. Levelled ceiling. Nb: Views across part of Worthing and to The Downs beyond from this room.

En-Suite Bathroom 7'11 x 5'9 (2.41m x 1.75m)

Fitted suite comprising of a panelled bath, pedestal wash hand basin and push button w.c. Chrome ladder design radiator. Tiled flooring. Fully tiled walls. Built in storage cupboard. Extractor fan. Levelled ceiling with spotlights. Built in airing cupboard housing the homes water tank and wall mounted central heating boiler. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with a pathway to the homes front door. The path continues to a side wooden gate that leads to the rear garden.

South Facing Rear Garden

South facing with the majority of area being laid to lawn. Wood decked patio area with space for garden table and chairs. Outside water tap. Personal door to garage.

Private Driveway

Providing off street parking and leading to the homes garage.

Garage 16'0 x 9'11 (4.88m x 3.02m)

NB: Garage area extends to a maximum of 19'4 but not full width. Brick built and adjoining. Power and Light. Accessed via wooden double doors. Pitched and tiled roof. Window. Door to rear garden.

Tenure

Freehold

Council Tax Band

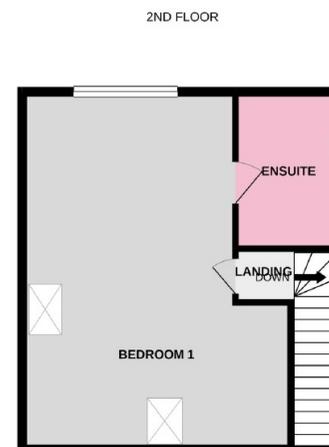
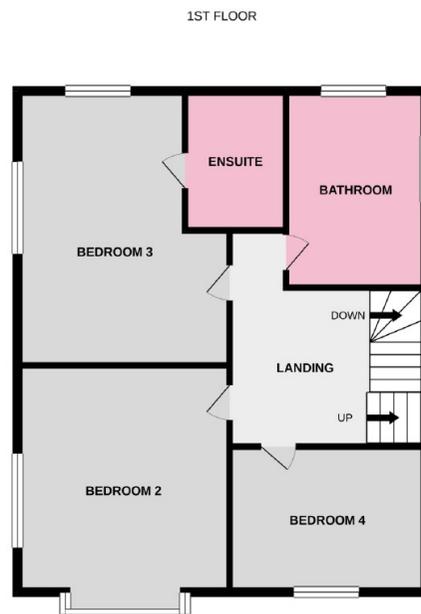
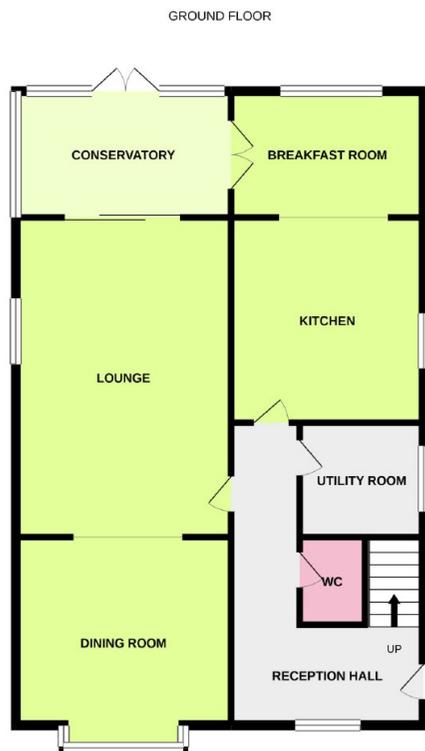
Local Authority

Worthing Borough Council









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.
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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

14-16 Broadwater Street West,
Broadwater, Worthing, West
Sussex, BN14 9DA
01903 524000
broadwater@baconandco.co

