



Longlands Glade | Charmandean | Worthing | BN14 9NR

Offers Over £700,000





This four double bedroom, two bathroom, detached family home is located in a cul-de-sac in the highly desirable and peaceful Charmandean area, offering stunning sea views from the first floor and is conveniently a short walk to the foot of the South Downs. Other features include a double garage, off road parking and a south facing balcony with incredible views.



Key Features

- Detached Family Home
- Four Bedrooms
- 18'4 South Facing Lounge
- Separate Dining Room
- Utility Room & Ground Floor Cloakroom
- Impressive Principle Suite with South Facing Balcony
- Family Bathroom with Separate WC
- Integral Double Garage With Electric Overhead Door
- Stunning Sea Views



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

This well proportioned detached house provides excellent living space and bedroom accommodation over two floors. The front of the property has recently been fitted with new double glazed windows and tilt and turn French doors which provide access to the sundrenched front garden and balcony. The ground floor boasts a south facing lounge, separate dining room, kitchen, cloakroom with WC, utility room and a double garage with up and over electric door. The double height hallway windows flood the first floor landing with natural light and offer stunning sea views, the same view is available from the principle and fourth bedroom. The first floor comprises four double bedrooms and two bathrooms, one being an ensuite to the main bedroom. Externally the property boasts landscaped gardens which are mainly laid to lawn to the front and rear.

LOCATION

Situated in a cul de sac at the top of Charmandean, one of Worthing's premier residential locations just a short distance from the South Downs National Park, Downland walks and Worthing and Hill Barn golf courses. Local shops and cafes can be found in nearby Broadwater and Worthing town centre approximately 3 miles away with its comprehensive range of amenities and shopping facilities. The property gives access to the A27 with its direct route to Brighton and surrounding areas, Chichester to the West and easy access to the A24 with routes to London via car and train.

ENTRANCE HALL: 14' 5" x 7' 8" (4.39m x 2.34m) An impressive hallway with large south facing frosted windows, frosted window to lounge, two storage cupboards, radiator, vinyl natural wood flooring, thermostat, wooden staircase to first floor.

SOUTH FACING LOUNGE: 18' 4" x 15' 7" (5.59m x 4.75m) Large double glazed tilt and turn French doors and windows overlooking the front garden, two radiators and vinyl natural wood flooring.

DINING ROOM: 9' 10" x 8' 10" (3m x 2.69m) Window overlooking rear garden and hatch to kitchen. Vinyl natural wood floor continued.

KITCHEN: 9' 10" x 9' 10" (3m x 3m) Comprising a range of wall mounted and base units with drawers, work tops with stainless steel sink and double drainer with mixer tap, electric double oven with hob over, tiled walls, spot lighting, tiled walls, serving hatch to dining room, window overlooking garden and door to garden. Vinyl natural wood flooring.

UTILITY: 9' 10" x 7' 5" (3m x 2.26m) Wall and base level units, work top, space and plumbing for washing machine, window and access to the double garage. Vinyl natural wood flooring

CLOAKROOM: Low level WC, wash hand basin, tiled floor.

INTEGRAL GARAGE: 18' 3" x 15' 2" (5.56m x 4.62m) Up and over electric double door, sink, plumbing for washing machine.

LANDING: 18' 1" x 8' 10" (5.51m x 2.69m) A spacious carpeted landing with south facing windows with distant sea views, storage cupboard, access to loft hatch, radiator, space for small study area. tilt and turn window.

MASTER BEDROOM SUITE: 15' 7" x 14' 10" (4.75m x 4.52m) A substantial master bedroom with south facing double glazed tilt and turn French doors out to balcony with distant sea views, carpeted floor, radiator.

ENSUITE SHOWER ROOM: 8' 11" x 7' 4" (2.72m x 2.24m) Shower cubicle, wash hand basin with mixer tap, two storage cupboards, tiled walls, towel rail, window, carpeted floor.

SOUTH FACING BALCONY: 17' 2" x 4' 9" (5.23m x 1.45m) South facing balcony offering a pleasant outlook to the front of the property with distant sea views, extending around to the side/ front of landing for a seating area.

BEDROOM TWO: 13' x 8' 11" (3.96m x 2.72m) Window overlooking rear garden, built in storage, radiator, carpeted floor.

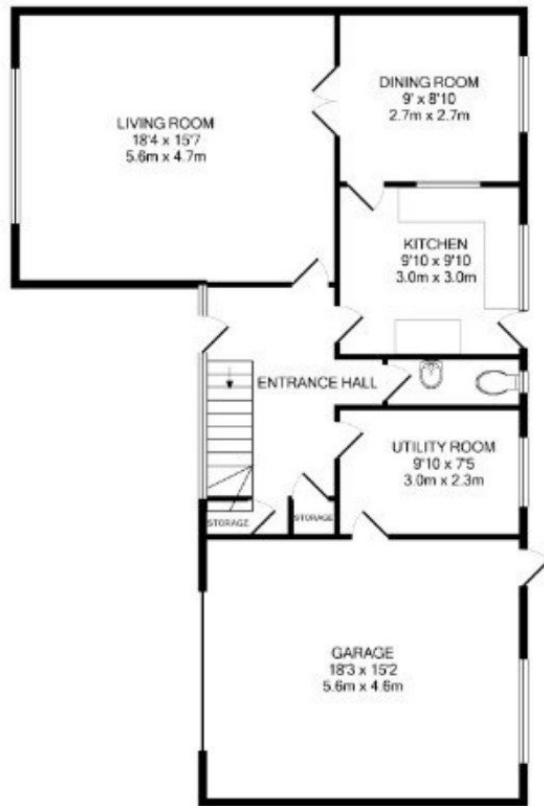
BEDROOM THREE: 11' 11" x 9' 9" (3.63m x 2.97m) Window overlooking rear garden, built in storage, wash hand vanity basin, carpeted floor.

BEDROOM FOUR: 11' 7" x 8' (3.53m x 2.44m) South facing tilt and turn window, radiator, carpeted floor.

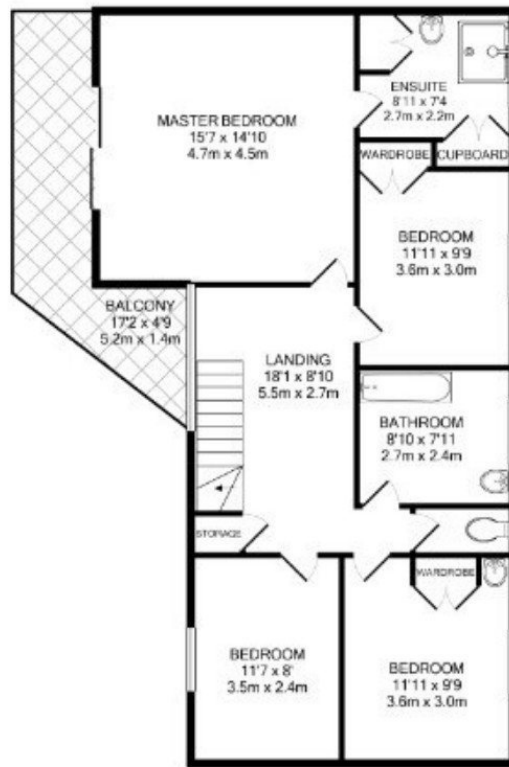
BATHROOM: 8'10" x 7'11" (2.70m x 2.40m) frosted window, bath, wash hand vanity basin and carpeted floor.

CLOAKROOM: Low level WC and carpeted floor.





GROUND FLOOR



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

Property Details:

Floor area *as quoted by EPC: 1668 SqFt

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.