



3 Fairway Close, Charmandean, Worthing, BN14 9FG
Guide Price £675,000

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A detached four bedroom family home forming part of a cul-de-sac of just five homes within the highly sought after catchment area of Charmandean. The property was built in 2014 with the accommodation consisting of a covered porch, reception hall, lounge, open plan kitchen/dining room, ground floor cloakroom, first floor landing, principle bedroom with en-suite, three further bedrooms, family bathroom/w.c, loft, rear garden, two allocated parking space and a garage.

- Detached Family House
- Built in 2014
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Ground Floor Cloakroom
- Garage & Two Parking Spaces
- Charmandean Catchment



Covered Porch

Small path to the front door with slate beds to either side. Outside light. Composite front door to the reception hall.

Reception Hall

7.59m x 1.14m (24'11 x 3'9)

Two West aspect double glazed windows. Radiator. Engineered oak flooring. Built in double storage cupboard. Central heating thermostat. Levelled ceiling with two ceiling light points. Staircase to first floor landing with an understairs storage cupboard having light point.

Lounge

6.32m x x 3.68m (20'9 x x 12'1)

West aspect via a double glazed bay window. Fireplace with slate hearth, tiled inset and a wood burning fire. Two radiators. Engineered oak flooring. Levelled ceiling with two ceiling light points.

Open Plan Kitchen/Dining Room

6.05m max x 5.97m max (19'10 max x 19'7 max)

Feature open plan kitchen/dining room with a fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboards and integrated dishwasher below. Areas of granite work surfaces offering additional cupboards and drawers below. Matching shelved wall units. Fitted 'Bosch' double oven and grill. Inset five ring gas hob with extractor hood over. Space for concealed washing machine. Space for upright fridge/freezer. Island with storage cupboards, drawers and breakfast bar area. Space for dining table and chairs. Tiled flooring. Radiator. Levelled ceiling with spotlights and two ceiling light points. Two North aspect double glazed windows and East aspect double glazed windows and French doors to the rear garden.

Ground Floor Cloakroom

1.88m x 0.91m (6'2 x 3'0)

Concealed push button w.c. Wash hand basin with mixer taps and storage cupboards below. Chrome ladder design radiator. Fully tiled walls. Levelled ceiling with spotlights and extractor fan.

First Floor Landing

3.61m x 2.79m (11'10 x 9'2)

South aspect velux window. Built in double airing cupboard housing the homes wall mounted central heating boiler and slatted shelving. Levelled ceiling with access to loft space.

Bedroom One

4.88m max x 3.35m (16'0 max x 11'0)

East aspect via double glazed windows. Fitted bedroom wardrobes. Radiator. Levelled ceiling.

En-Suite Shower Room

2.34m x 1.42m (7'8 x 4'8)

Fitted suite comprising of a step in shower cubicle with shower head, shower attachment and tiled surround. Wash hand basin with mixer taps and storage cupboards below. Concealed push button w.c. Chrome ladder design radiator. Fully tiled walls. Tiled flooring. Levelled ceiling with spotlights and extractor fan. North aspect velux window.

Bedroom Two

3.73m x 2.51m (12'3 x 8'3)

East aspect via double glazed windows. Radiator. Levelled ceiling.

Bedroom Three

4.32m x 3.38m (14'2 x 11'1)

West aspect double glazed windows offering park views. Fitted wardrobes. Radiator. Levelled ceiling.

Bedroom Four

4.32m x 2.51m (14'2 x 8'3)

West aspect double glazed windows offering park views. Fitted wardrobe. Radiator. Levelled ceiling.

Bathroom/W.C

2.82m x 2.34m (9'3 x 7'8)

Fitted suite comprising of a roll top bath with mixer taps. Step in shower cubicle with shower head, shower attachment and tiled surround. Wash hand basin with mixer taps and storage cupboards below. Concealed push button w.c. Chrome ladder design radiator. Electric shaver point. Fully tiled walls. Tiled flooring. Levelled ceiling with spotlights and extractor fan. North aspect velux window.

OUTSIDE

Rear Garden

East aspect rear garden with the first area of garden being paved to the rear and full width of the home and offering ample space for garden table and chairs. The majority of area is then laid to lawn. Outside lights and water tap. Enclosed by flint wall and fence panelling. Side gate.

Garage

Brick built and under a pitched roof. Accessed via an up and over door.

Allocated Parking

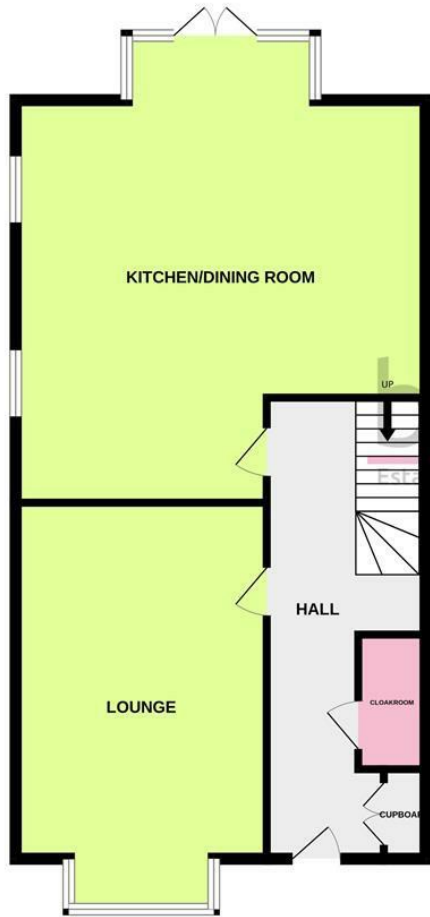
Two allocated parking spaces opposite the home.

Council Tax

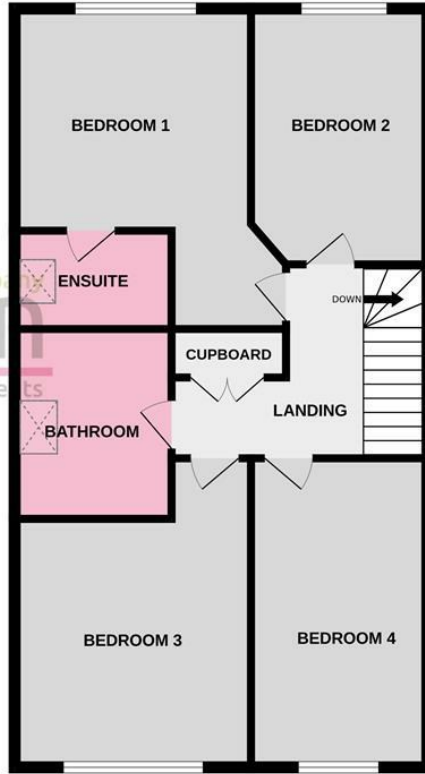
Council Tax Band F



GROUND FLOOR



1ST FLOOR

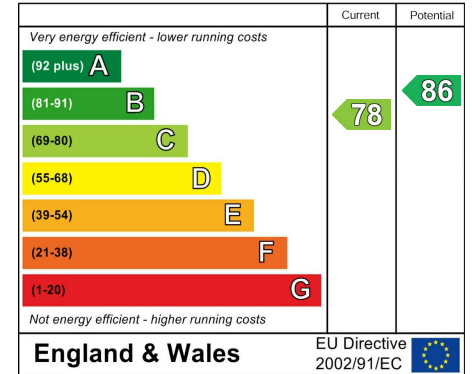


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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.



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