



8 Carnegie Gardens, Broadwater, Worthing, BN14 7AS  
Guide Price £595,000

and company  
**bacon**  
Estate and letting agents





We are delighted to offer for sale this extremely well presented four bedroom detached family home positioned in this popular Broadwater location close to all local amenities, also having the added benefit of off street parking and a garage.

In Brief the property consists of a welcoming entrance hallway on the ground floor, a ground floor cloakroom, spacious open plan kitchen / dining space with a separate utility, a separate spacious lounge area leading onto a conservatory extension with views over the rear garden, the first floor has four double bedrooms and the family bathroom, the master bedroom also benefits from an en-suite.

- Four Bedroom Detached House
- Cul-De-Sac Location
- Favoured Broadwater Catchment
- Open Plan Kitchen/Dining
- Ground Floor Cloakroom
- Bathroom & En-Suite
- Driveway & Garage
- West Facing Rear Garden





## Property Features

Located within a hidden private courtyard within the heart of Broadwater, this four bedroom detached residence is ideally situated for access to local shops, schools and amenities. The home has only had two owners since new (1989) and offers both spacious and well presented accommodation throughout. Benefits include the home having double glazed windows, gas central heating, feature open plan kitchen/dining room, West facing double glazed conservatory, principle bedroom with new en-suite shower room in 2015, secluded and West facing rear garden, ground floor cloakroom and in our opinion with internal viewing considered essential to fully appreciate the overall size, condition and location of this home.

## Reception Hall

Accessed via a part double glazed front door. Radiator. Central heating thermostat. Wood laminate flooring. Levelled and coved ceiling with spotlights. Returning staircase to first floor landing having an understairs storage and cloaks cupboard.

## Lounge

6.48m x 3.15m (21'3" x 10'4")

Dual aspect via East facing double glazed windows and West facing double glazed windows and French doors to conservatory, wooden flooring, attractive fireplace with wooden mantle, television point, various power points, skimmed ceiling with coving, two ceiling mounted light fittings, shutter blinds.

## Conservatory

3.20m x 2.97m (10'6 x 9'9)

Triple aspect via South, North and West facing double glazed windows set on a brick base. Pitched glazed roof with ceiling light and fan. Fitted blinds to windows and ceiling. Two wall light points. Tiled flooring. Double glazed French doors to rear garden.

## Open Plan Kitchen / Dining Room

### Kitchen Area

4.24m x 2.77m (13'11" x 9'1")

Re-fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard and integrated dishwasher below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Five ring gas hob with fitted extractor hood over. Fitted double oven and grill. Integrated fridge/freezer. Part tiled walls. Tiled flooring. Fitted and matching island having breakfast bar area and wine rack. Levelled and coved ceiling with spotlights. West aspect double glazed window.

## Dining Area

3.12m x 2.54m (10'3" x 8'4")

Space for dining table and chairs. Radiator. Tiled flooring. Levelled and coved ceiling. Double glazed French doors to the rear garden.

## Utility Area

2.08m x 1.73m (6'10" x 5'8")

Work surface area with space for washing machine and storage cupboards below. Matching shelved wall units. Part tiled walls. Tiled flooring. Levelled and coved ceiling with spotlight. Double glazed window. Obscure glass double glazed door to driveway.

## Ground Floor Cloakroom

Push button w.c. Wall mounted wash hand basin having mixer taps with tiled splashback. Tiled flooring. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

## First Floor Landing

East aspect via double glazed windows. Built in airing cupboard housing tank and slatted shelving. Levelled and coved ceiling with spotlights.

## Bedroom One

4.47m x 3.20m (14'8" x 10'6")

East aspect via double glazed windows. Range of fitted bedroom furniture comprising one single and three double wardrobes with matching chest of drawers and bedside cabinets. Radiator. Levelled and coved ceiling with spotlights.

## En-Suite Shower Room

1.83m'3.05m x 1.88m (6"10 x 6'2)

Re-fitted suite in 2015 comprising of a step in shower cubicle having tiled surround and shower unit. Wall mounted wash hand basin with mixer taps and storage units below. Concealed push button w.c. Chrome ladder design radiator. Fitted storage and display unit. Levelled and coved ceiling. Obscure glass double glazed window.

## Bedroom Two

3.51m x 2.79m (11'6 x 9'2)

West aspect via double glazed windows. Two fitted double wardrobes. Radiator. Wood laminate flooring. Levelled and coved ceiling.

## Bedroom Three

3.18m x 2.62m (10'5 x 8'7)

West aspect via double glazed windows. Fitted double wardrobes with sliding doors. Radiator. Dimmer switch. Wood laminate flooring. Levelled and coved ceiling with spotlights.

## Bedroom Four

2.79m x 2.26m (9'2 x 7'5)

East aspect via double glazed windows. Radiator. Levelled and coved ceiling with spotlights.

## Family Bathroom

2.08m x 1.85m (6'10 x 6'1)

Fitted suite comprising of a panelled bath having twin hand grips and shower unit and shower screen over. Wall mounted wash hand basin with mixer taps. Push button w.c. Chrome ladder design radiator. Fully tiled walls. Tiled flooring. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

## OUTSIDE

### Front Garden

Laid to blue state beds with pathway to front door.

### Rear Garden

A further feature of the home with its seclusion and Westerly aspect. The first areas of garden are brick block paved to the rear and width of the home and offer ample space for garden table and chairs. The majority of area is then laid to shaped lawn with flower borders. Outside tap. Outside lighting. Fully enclosed by high walling and fence panelling.

### Private Driveway

Providing an off street parking space and in turn leading to the homes garage. NB: The residents have a private limited company that ensures all homeowners have an equal responsibility and cost share to the upkeep and maintenance of the private courtyard area (driveway areas).

### Garage

Attached brick built garage set under a pitched tiled roof and accessed via an up and over door. Personal door to rear garden from the garage.

### Council Tax

Council Tax Band E





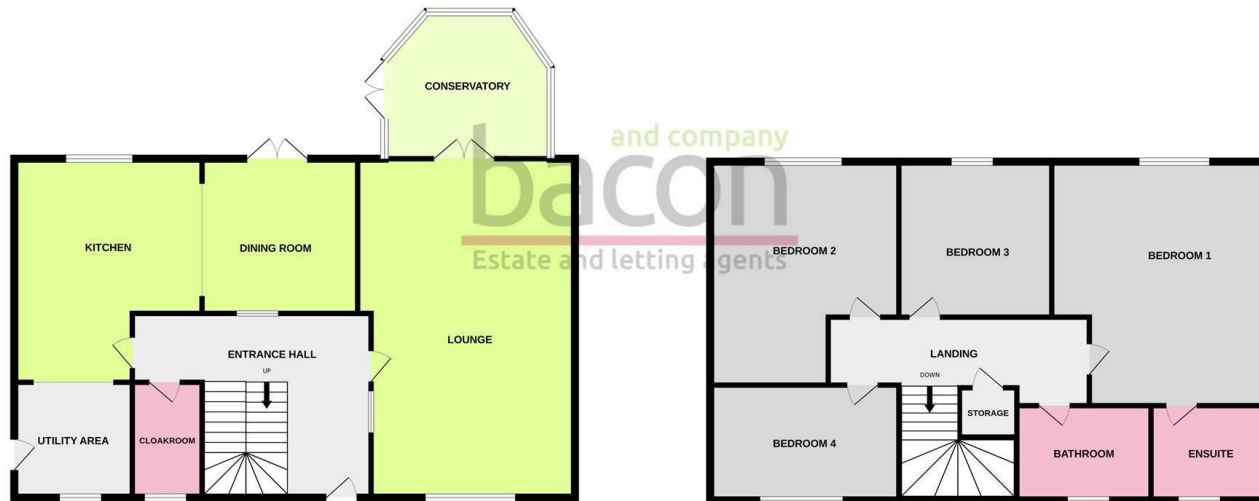






GROUND FLOOR

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

