



29 Georgia Avenue, Broadwater, Worthing, BN14 8AZ  
Guide Price £600,000

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A deceptively spacious three double bedroom detached chalet residence located within the sought after catchment area of Broadwater. The property is presented to a high standard throughout with versatile accommodation consisting of an entrance porch, reception hall, lounge, dining room, kitchen, utility room ground floor bedroom, ground floor bathroom, study area, first floor landing, two first floor bedrooms, first floor shower room/w.c., front garden, rear garden, two driveways and garage.

- Detached Family Residence
- Spacious & Versatile Accommodation
- Three Double Bedrooms
- Two Bathrooms
- Re-Fitted Kitchen
- Immaculate Condition
- Secluded Rear Garden
- NO ONWARD CHAIN



### Enclosed Entrance Porch

1.65m x 1.45m (5'5 x 4'9)

Accessed via a composite front door. East aspect obscure glass double glazed window. Coir matting. Levelled ceiling.

### Reception Hall

Radiator. Picture rail. Central heating thermostat. Luxury vinyl flooring. Levelled ceiling.

### Lounge

4.39m into bay x 4.27m (14'5 into bay x 14'0)

South aspect via a double glazed bay window with half window fitted shutters. Inset wood burning fire with marble surround. Radiator. Feature wall. Picture rail. Levelled and coved ceiling.

### Dining Room

5.05m x 2.97m (16'7 x 9'9)

Triple aspect via North, East and West facing double glazed windows. Two radiators. Feature wall. Picture rail. Levelled ceiling. Double glazed French doors to the rear garden.

### Kitchen

4.09m x 3.86m (13'5 x 12'8)

Re-fitted suite in 2021 comprising of a one and a half bowl single drainer sink unit having mixer taps and with storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units with lighting under. Four ring induction hob with extractor hood over. Fitted fan assisted oven and grill. Fitted combination oven, grill and microwave with warming tray below. Integrated fridge and freezer. Luxury vinyl flooring. Radiator. Levelled and coved ceiling with spotlights. East aspect double glazed window. Opening to utility room.

### Utility Room

3.40m x 1.88m (11'2 x 6'2)

Single drainer sink unit with mixer taps and storage cupboard below. Work surface area with integrated dishwasher under. Additional roll top work surface area

with space for washing machine and tumble dryer below. Wall mounted central heating boiler (new June 2023). Levelled ceiling with spotlights. Radiator. North and West aspect double glazed windows. Double glazed door to the rear garden.

### Ground Floor Bedroom One

4.39m into bay x 4.34m (14'5 into bay x 14'3)

South aspect double glazed bay window with half window fitted shutters. Two double and two single fitted bedroom wardrobes. Radiator. Picture rail. Levelled and coved ceiling.

### Ground Floor Bathroom

2.24m x 2.06m (7'4 x 6'9)

White fitted suite comprising of a shaped panelled bath having mixer taps and shower unit over. Pedestal wash hand basin with mixer taps. Push button w.c. Ladder design radiator. Separate radiator. Part tiled walls. Luxury vinyl flooring. Wall light point. Levelled ceiling. Obscure glass double glazed window.

### Inner Hall / Study Area

Luxury vinyl flooring. Radiator. Picture rail. Levelled ceiling. Staircase with understairs storage cupboard to half landing having West aspect double glazed window, and continuation of staircase to first floor landing.

### First Floor Landing

West aspect velux window. Doors to all first floor rooms.

### Bedroom Two

5.18m x 3.48m (17'0 x 11'5)

Triple aspect via East and West facing velux windows and a South facing double glazed window. Feature wall. Radiator. TV point. Eaves storage cupboards. Levelled ceiling.

### Bedroom Three

5.18m x 3.48m (17'0 x 11'5)

Triple aspect via East and West facing velux windows and a North facing double glazed window offering views across the Manor Park to the rear. Feature wall.

Radiator. TV point. Eaves storage cupboard. Levelled ceiling.

### First Floor Shower Room

2.06m x 1.88m (6'9 x 6'2)

Fitted suite comprising of a step in shower cubicle with shower unit and screen. Pedestal wash hand basin with mixer taps and tiled splashback. Push button w.c. Tile effect vinyl flooring. Levelled ceiling with extractor fan. East aspect velux window.

### OUTSIDE

#### Private Driveway

Providing off street parking.

#### Garage

6.63m x 2.49m (21'9 x 8'2)

Accessed via a separate side private driveway with double wooden gates. Up and over door. Pitched roof. Personal door to rear garden.

#### Rear Garden

A further feature of the home with the first area of garden being paved to the rear of the home and offering space for garden table and chairs. Outside water tap, power socket and security light. Side gate to front. The majority of garden is then laid to shaped lawn with flower and shrub borders to either side. Paved pathway dividing the lawn and leading to a rear pedestrian gate that gives access to the rear driveway and garage. Concrete base for playhouse, greenhouse or storage shed. CABIN: 11'10 x 9'10 - Timber construction, power, pitched roof, windows and double doors to the rear garden.

#### Council Tax

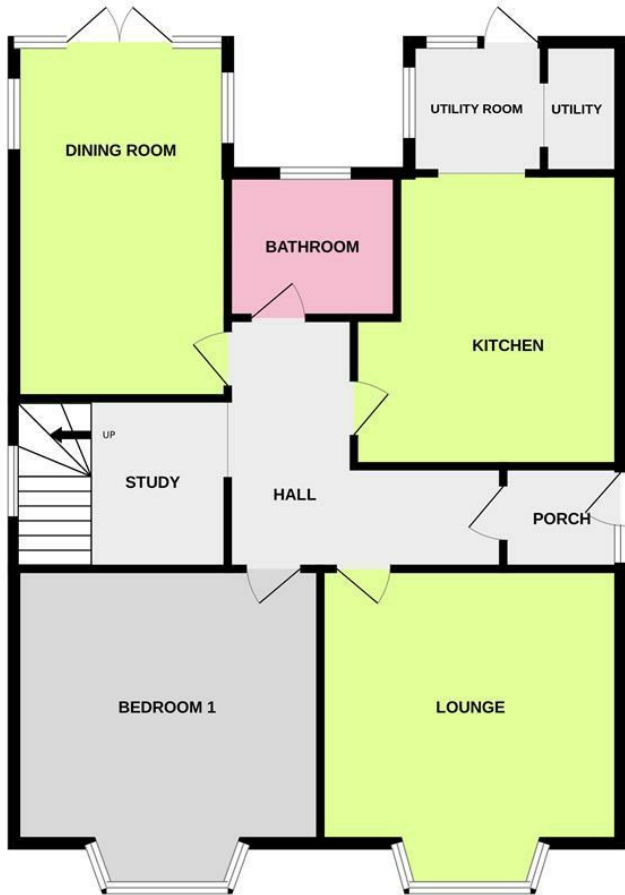
Council Tax Band D



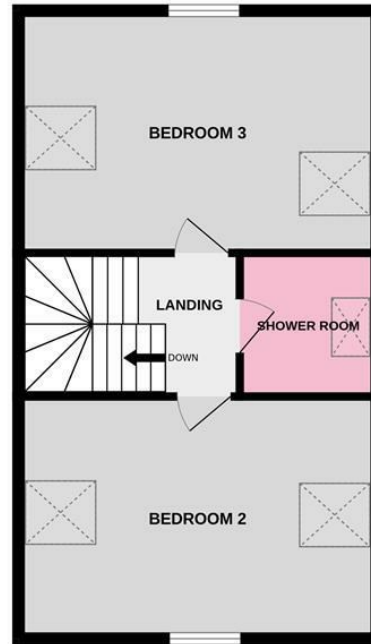




GROUND FLOOR



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>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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.



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