



29 Charmandean Road, Worthing, BN14 9LX  
Guide Price £525,000

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A four bedroom semi detached family house in popular Broadwater. This property is offered with vacant possession and with accommodation including as follows: entrance hall, lounge, dining room, ground floor cloakroom, kitchen/diner, conservatory, four first floor bedrooms, family bathroom, shower room and separate WC. Externally there are private gardens, integral garage and off road parking. Viewing is highly recommended.

- Popular Broadwater Location
- Semi Detached Family House
- Lounge and Dining Room
- Kitchen/Diner and Conservatory
- Ground Floor WC
- Four Good Size Bedrooms
- Bathroom, Shower Room and Separate WC
- Gardens and Integral Garage / Parking





### Entrance

Part stain glass front door and windows to :

### Entrance Hall

Staircase to first floor with under stairs cupboard, doors to:

### Ground Floor WC

Low level Flush WC.

### Lounge

3.99m x 3.96m (13'1 x 13'0)

Double glazed window, radiator, coved ceiling, fireplace with fitted gas fire, double doors to:

### Dining Room

3.86m x 3.66m (12'8 x 12'0)

Radiator, coved ceiling, windows with door between to:

### Conservatory

3.58m x 2.01m (11'9 x 6'7)

Mostly glazed with door to and overlooking the rear garden.

### Kitchen/Diner

4.67m x 2.79m (15'4 x 9'2)

Range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit, space used for washing machine, cooker and fridge freezer, range



of matching wall cupboards and part tiled walls, radiator, space used for table and chairs, double glazed windows to rear and door to side.

### First Floor Landing

Access to loft space, over stairs cupboard, doors to:

### Bedroom 1

3.91m x 3.66m (12'10 x 12'0)

Double glazed window to front, radiator, single wardrobe.

### Bedroom 2

3.89m x 3.35m (12'9 x 11'0)

Double glazed window to rear, wash hand basin with cupboards under, range of fitted wardrobes and cupboards above,.

### Bedroom 3

3.96m x 2.39m (13'0 x 7'10)

Radiator, double glazed window to front and side.

### Bedroom 4

2.82m x 2.24m (9'3 x 7'4)

Double glazed window to front, radiator.

### Bathroom

Fully tiled with suite comprising panelled bath with shower



over, pedestal wash hand basin, radiator, airing cupboard housing tank and gas boiler.

### Shower Room

Part tiled with double glazed window , radiator, step in shower cubicle.

### Separate WC

Low level flush WC, part tiled walls, double glazed window.

### Rear Garden

The rear garden is partly laid to lawn with mature flower and shrub borders, shed and gate to front. Paved area nearer the house.

### Integral Garage

4.57m x 2.41m (15'0 x 7'11)

Power and light, double doors.

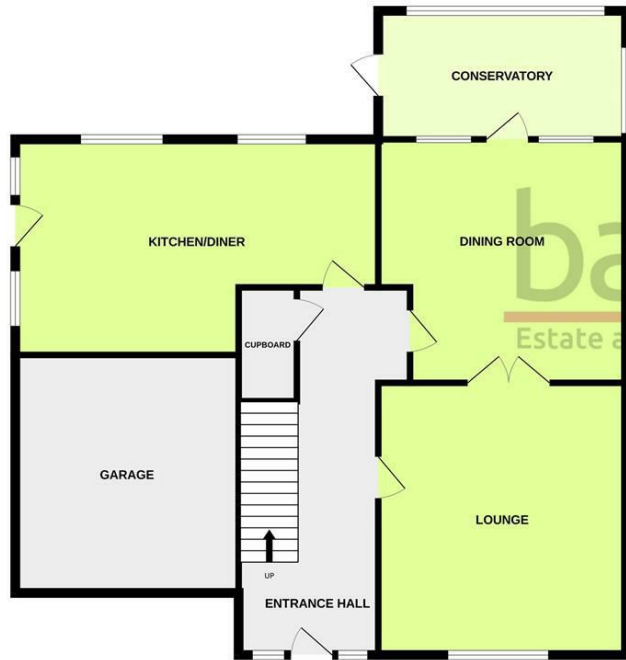
### Front Garden and Parking

Private driveway extending to one side providing hard standing and access to garage.

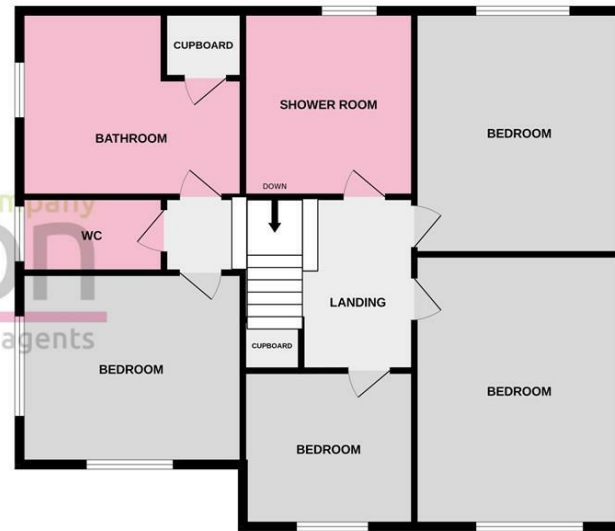
Gardens area mainly laid to lawn.



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>			<b>81</b>
(69-80) <b>C</b>	<b>68</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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk