



20 Longlands, Charmandean, Worthing, BN14 9NN
Guide Price £1,100,000

and company
bacon
Estate and letting agents



An extended four to five bedroom detached family home offering both spacious and versatile accommodation within the highly sought after catchment area of Charmandean. The accommodation consists of an enclosed entrance porch, reception hall, open plan lounge/dining room, open plan kitchen/breakfast room, family room, utility room, lobby area, ground floor cloakroom, first floor landing, principle bedroom with en-suite shower room, three further first floor double bedrooms, family bathroom/w.c, loft, private driveway, integral garage, front and rear gardens.

- Extended Detached Residence
- Four To Five Bedrooms
- Feature Open Plan Kitchen
- Sought After Catchment
- Modernised Throughout
- Backing Charmandean Track
- Viewing Essential
- No Onward Chain



Enclosed Entrance Porch

2.51m x 2.06m (8'3 x 6'9)

Accessed via a composite front door with obscure glass double glazed windows to either side. Two wall light points. Levelled and coved ceiling. Opening to reception hall.

Reception Hall

Parquet wood flooring. Radiator. Wall light point. Levelled and coved ceiling. Staircase to first floor landing.

Lounge

8.23m x 5.36m (27'0 x 17'7)

Dual aspect via East facing double glazed bi-folding doors onto the rear garden and two South facing porthole windows. Chimney breast with inset wood burning fire. Amtico LVT flooring with underfloor heating. Space for dining table and chairs. Glazed roof lantern. Three sets of glazed wooden French doors to the hall, kitchen and family room.

Open Plan Kitchen/Dining

7.82m x 4.39m (25'8 x 14'5)

Re-fitted suite in February 2020 comprising of a double butler sink unit with mixer taps and having storage cupboard below. Areas of solid wood worksurfaces offering additional cupboards and drawers under. Matching shelved wall unit, wine rack and display shelving with lighting above and below. Matching island with solid wood work surface, breakfast bar area, two wine coolers, wine rack and storage. Space for range cooker with fitted extractor hood over. Fitted oven/microwave. Space for American design fridge/freezer. Integrated dishwasher. Part tiled walls. Amtico LVT flooring with underfloor heating. Levelled and coved ceiling with spotlights. West aspect double glazed window. Opening to family room.

Family Room

4.39m x 3.48m (14'5 x 11'5)

Dual aspect via East and North facing double glazed French doors to the rear garden. Feature wall. Amtico LVT flooring with underfloor heating. Levelled and coved ceiling with spotlights.

Utility Room

3.58m x 1.55m (11'9 x 5'1)

Single drainer sink unit with mixer taps and space for washing machine below. Roll top work surface with space for tumble dryer under and storage cupboards. Wood effect vinyl flooring. Levelled ceiling. East aspect double glazed window and door to rear garden. Internal door to garage.

Office

3.43m x 3.00m (11'3 x 9'10)

South aspect via double glazed windows. Radiator. Majority painted wood panelled walls. Parquet wood flooring. Dimmer switch. Levelled ceiling with spotlights.

Lobby

1.98m x 1.12m (6'6 x 3'8)

South aspect double glazed window. Fitted mirror fronted storage cupboards. Tiled flooring. Coved and textured ceiling. Door to cloakroom.

Ground Floor Cloakroom

2.13m x 1.02m (7'0 x 3'4)

Concealed push button w.c. Wash hand basin with mixer taps and storage cupboard below. Part tiled walls. Tiled flooring. Chrome ladder design radiator. Levelled ceiling. Obscure glass double glazed window.

First Floor Landing

3.91m x 1.42m (12'10 x 4'8)

West aspect double glazed windows. Radiator. Coved and textured ceiling.

Bedroom One

5.16m x 3.76m (16'11 x 12'4)

East aspect via double glazed windows and French doors. Two double and one single fitted bedroom wardrobes. Two built in single wardrobes. Two radiators. Coved and textured ceiling.

En-Suite Shower Room

2.82m x 1.63m (9'3 x 5'4)

Fitted suite comprising of a walk in double shower cubicle having shower head, mixer taps and glazed screen. Wash hand basin having mixer taps, tiled splashback and storage cupboard below. Concealed push button w.c. Chrome ladder design radiator. Amtico wood effect flooring. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

Bedroom Two

3.86m x 3.15m (12'8 x 10'4)

East aspect via double glazed windows. Two built in wardrobes. Radiator. Coved and textured ceiling.

Bedroom Three

3.73m x 2.54m (12'3 x 8'4)

West aspect via double glazed windows. Mirror fronted bedroom wardrobes. Radiator. Coved and textured ceiling.

Bedroom Four

3.23m x 2.41m (10'7 x 7'11)

West aspect via double glazed windows. Mirror fronted bedroom wardrobes. Radiator. Coved and textured ceiling.

Family Bathroom

2.72m x 2.08m (8'11 x 6'10)

Re-fitted suite in 2024 comprising of a panelled bath having mixer taps with shower attachment. Step in shower cubicle with shower head, shower attachment and mixer taps. Wash hand basin with mixer taps, tiled splashback and drawers below. Concealed push button w.c. Two ladder design radiators. Shaver power point hidden within the drawer unit. Karndean flooring. Part tiled walls. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Permatech private driveway providing off street parking.

Front Garden

Laid to lawn with flower and shrub borders. Side gate to rear garden. The front garden can be accessed via steps up to front door on the right of the property, which have also been resined.

Rear Garden

Secluded and a further feature of this home, divided into two main areas. The first areas are ideal for garden dining and entertainment with initially a permatech patio area with outside light, space for garden table and chairs and external power. Steps up to a secondary patio area laid to sandstone paving with a raised flower border and additional space for garden dining and seating. Rear private gate to Charmandean Lane. The remainder and majority of garden is then laid to lawn with wood trimmed flower and shrub borders and a paved pathway to the rear of the home.

Double Garage

5.38m x 3.63m (17'8 x 11'11)

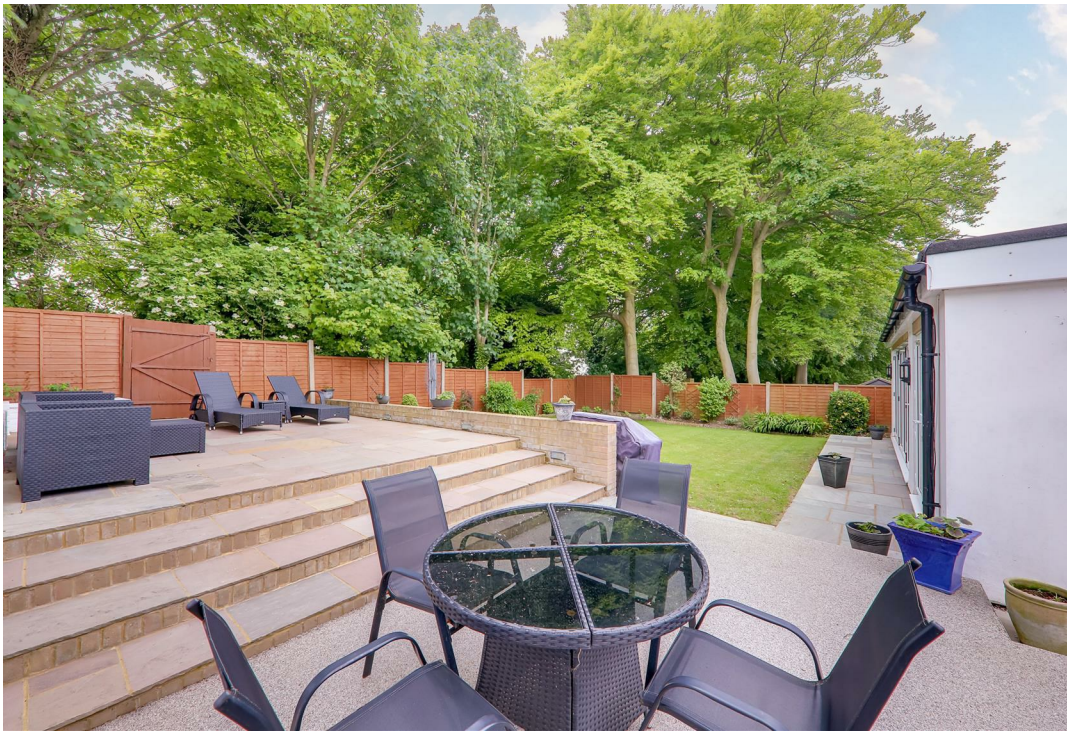
Accessed via an up and over door. Power and light. Wall mounted boiler. Internal window and door to utility room.

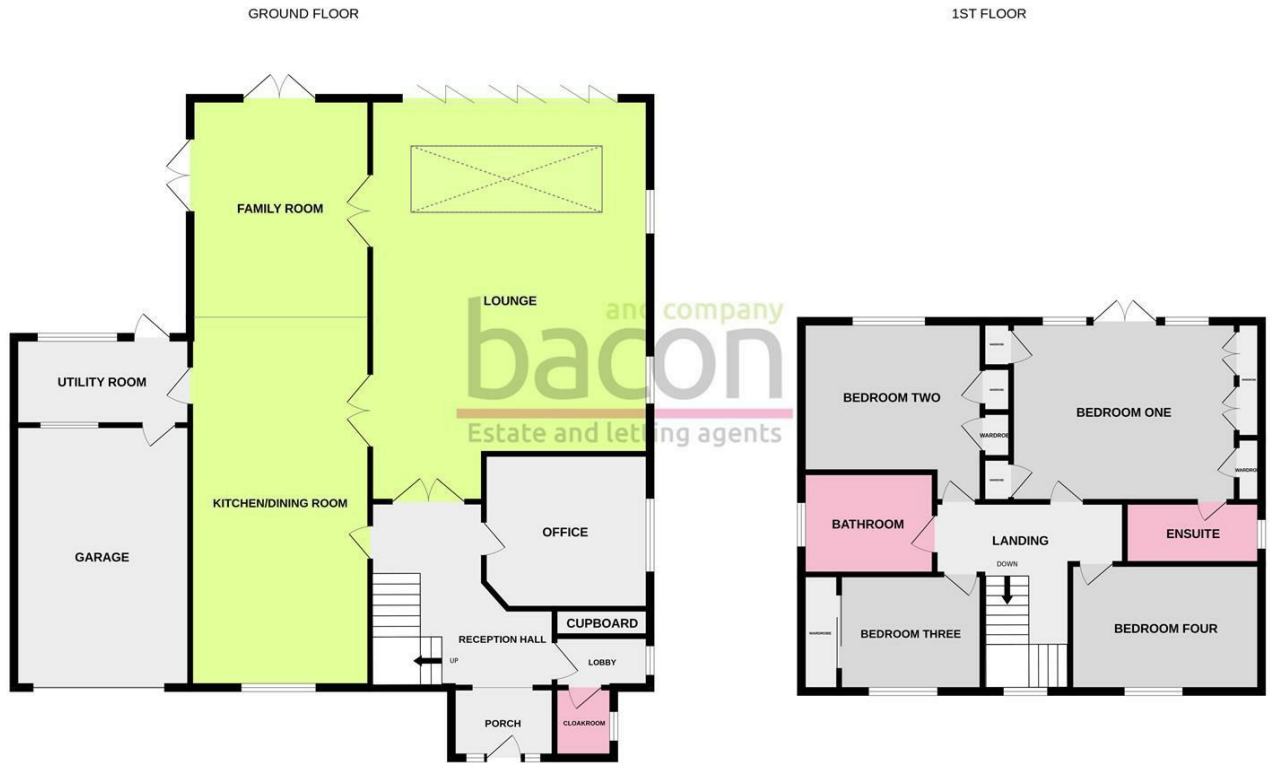
Council Tax

Council Tax Band F









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.
 Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

