



3 Second Avenue, Charmandean, Worthing, BN14 9NX
Guide Price £1,000,000

and company
bacon
Estate and letting agents



An immaculate and attractive four bedroom detached family residence situated within the highly sought after catchment area of Charmandean and backing directly onto Charmandean Space. The accommodation consists of an enclosed entrance porch, reception hall, lounge, feature open plan kitchen/dining room, family room, office, utility room, ground floor wet room, ground floor w.c, first floor landing, principle bedroom with en-suite shower room, three further double bedrooms, bathroom, separate w.c, loft, private driveway, garage, front and rear gardens.

- Detached Family Residence
- Charmandean Catchment Area
- Four Double Bedrooms
- Three Reception Areas
- Open Plan Kitchen/Dining Room
- Three Bathrooms
- Two Cloakrooms
- Backing Charmandean Space



Enclosed Entrance Porch

2.39m x 2.36m (7'10 x 7'9)

Accessed via a solid wood front door. East and West aspect leaded light double glazed windows. Tiled flooring. Access to understairs storage cupboard. Levelled ceiling. Inner door to the reception hall.

Reception Hall

4.78m x 2.39m (15'8 x 7'10)

Radiator. Central heating thermostat. Picture rail. LVT wood effect flooring. Levelled ceiling. Doors to all ground floor rooms.

Lounge

7.24m x 4.09m (23'9 x 13'5)

North aspect via double glazed windows and French doors to the rear garden. Feature roof lantern. Fitted display shelving and storage cupboards to the width of the room. Two radiators. Four wall light points. Levelled ceiling.

Open Plan Kitchen/Dining Room

7.39m x 5.05m (24'3 x 16'7)

NB: Room narrows to 11'7 in dining area.

Kitchen Area

Re-fitted suite in 2019 comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of Quartz work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted double oven and grill. Integrated dishwasher. Integrated fridge and freezer. Matching Quartz island with breakfast bar area and an inset four ring induction hob having extractor hood over. LVT wood effect flooring. Levelled ceiling with spotlights. Opening to the dining area.

Dining Area

South aspect via leaded light double glazed windows with fitted shutters. Fireplace with raised tiled hearth, tiled inset, wooden surround and mantle over. Radiator. Picture rail. LVT wood effect flooring. Levelled ceiling.

Family Room

3.91m x 3.63m (12'10 x 11'11)

Triple aspect via two East and two West facing double glazed window and velux windows, as well as North aspect double glazed bi-folding doors to the rear garden. Radiator. LVT wood effect flooring. Vaulted and levelled ceiling.

Office

4.24m x 3.38m (13'11 x 11'1)

Dual aspect via South and East facing leaded light double glazed windows with fitted shutters. Fireplace having a tiled hearth, tiled inset, wooden surround and mantle over. Radiator. Picture rail. Levelled ceiling.

Utility Room

3.00m x 2.31m (9'10 x 7'7)

Space for washing machine and additional appliances. Radiator. LVT wood effect flooring. Levelled and coved ceiling with spotlights.

Wet Room

3.00m x 1.17m (9'10 x 3'10)

Shower area. Chrome ladder design radiator. Levelled ceiling. Obscure glass double glazed windows.

Ground Floor Cloakroom

1.55m x 1.42m (5'1 x 4'8)

Low level w.c. Pedestal wash hand basin with tiled splashback. Radiator. LVT wood effect flooring. Levelled ceiling. Obscure glass double glazed window.

First Floor Landing

5.31m x 2.36m (17'5 x 7'9)

South aspect leaded light double glazed windows with fitted shutters. Built in storage cupboard housing the homes wall mounted central heating boiler. Radiator. Picture rail. Levelled ceiling with access to loft space.

Bedroom One

4.85m x 3.63m (15'11 x 11'11)

South aspect via leaded light double glazed windows with fitted shutters. Three fitted double wardrobes. Radiator. Picture rail. Levelled ceiling.

En-Suite Shower Room

2.06m x 1.65m (6'9 x 5'5)

Fitted suite comprising of a step in shower cubicle with shower unit. Wash hand basin set into vanity unit. Chrome ladder design radiator. Tile effect flooring. Levelled ceiling. Obscure glass double glazed window.

Bedroom Two

4.27m x 3.63m (14'0 x 11'11)

Dual aspect via South and East facing leaded light double glazed windows with fitted shutters. Radiator. Levelled ceiling.

Bedroom Three

3.18m x 3.00m (10'5 x 9'10)

East aspect via leaded light double glazed windows with fitted shutters. Radiator. Levelled and coved ceiling.

Bedroom Four

3.10m x 2.44m (10'2 x 8'0)

West aspect via leaded light double glazed windows with fitted shutters. Radiator. Dimmer switch. Levelled and coved ceiling.

Bathroom

1.96m x 1.93m (6'5 x 6'4)

Fitted suite comprising of a panelled bath having shower unit, shower head and shower screen over. Pedestal wash hand basin. Chrome ladder design radiator. Tiled walls. Tile effect flooring. Levelled ceiling. Obscure glass double glazed window.

Separate W.C

1.45m x 0.81m (4'9 x 2'8)

Low level w.c. Tile effect flooring. Part tiled walls. Levelled ceiling. North aspect laded light double glazed window.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub borders.

Rear Garden

A further feature of this home due to its seclusion and backing directly on to Charmandean Space. The majority of area is laid to lawn with flower and shrub borders. Three patio areas, two being paved and one laid to brick block paving all providing space for garden table and chairs. Outside water tap. Side access.

Private Driveway

Providing off street parking and leading to the home's garage. Side access to the rear garden.

Garage

6.10m x 3.81m (20'0 x 12'6)

Accessed via an up and over door. Detached. Brick built. Power and light. Double glazed window. Door to rear garden.

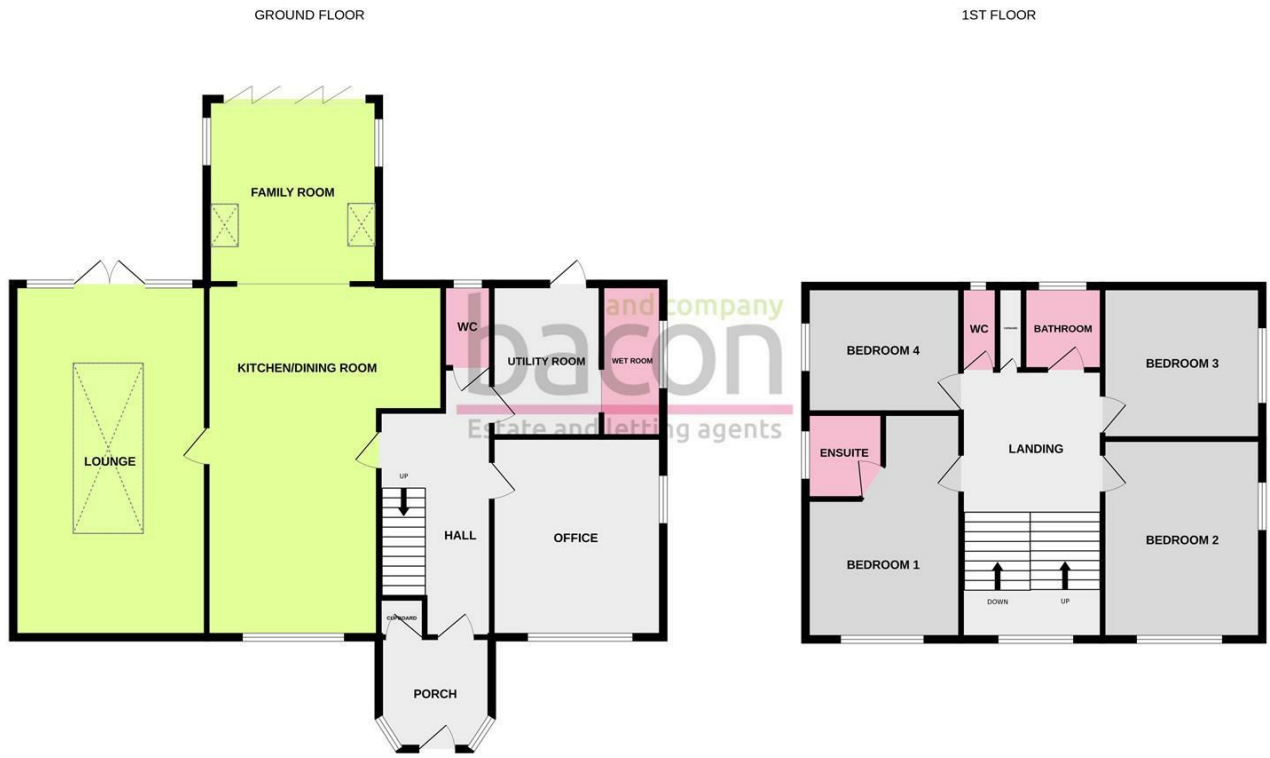
Council Tax

Council Tax Band G









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) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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.

