



2 Carnegie Gardens, Worthing, BN14 7AS  
Guide Price £395,000

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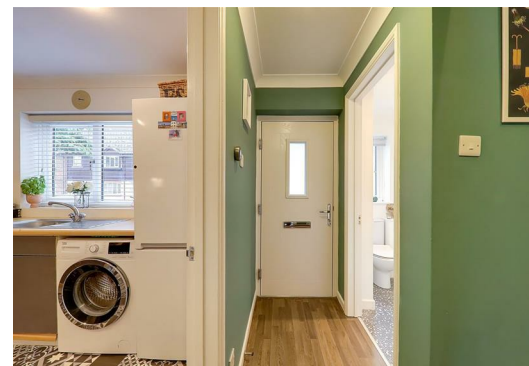
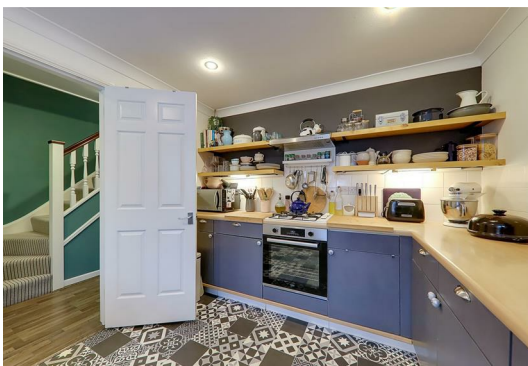




A two double bedroom semi detached house forming part of a cul-de-sac within the popular catchment area of Broadwater. The accommodation consists of a reception hall, open plan lounge/dining room, kitchen, ground floor cloakroom, first floor landing, two bedrooms, bathroom/w.c., loft, allocated parking, garage, front and rear gardens.

- Semi Detached House
- Located In Heart of Broadwater
- Cul-De-Sac Position
- Two Double Bedrooms
- Fitted Kitchen & Bathroom
- West and Secluded Rear Garden
- Garage & Parking
- Viewing Essential







### Reception Hall

3.40m x 2.01m (11'2 x 6'7)

Accessed via a composite front door. Radiator with display shelf over. LVT flooring. Levelled and coved ceiling. Staircase to first floor landing with an understairs storage cupboard.

### Lounge/Dining Room

4.98m x 3.58m (16'4 x 11'9)

West aspect via double glazed windows and sliding patio doors to the rear garden. Fireplace having raised hearth, wooden surround and mantle over. Radiator. LVT flooring. Levelled and coved ceiling with spotlights.

### Kitchen

3.23m x 2.84m (10'7 x 9'4)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Space for upright fridge/freezer. Wall mounted boiler. Part tiled walls. Radiator. Tile effect flooring. Levelled and coved ceiling with spotlights. East aspect double glazed windows.

### Ground Floor Cloakroom

1.91m x 0.97m (6'3 x 3'2)

Push button w.c. Wall mounted wash hand basin with mixer taps,

tiled splashback and storage cupboard below. Radiator. Tile effect flooring. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

### First Floor Landing

1.96m x 1.65m (6'5 x 5'5)

South aspect double glazed window. Built in airing cupboard housing tank and slatted shelving. Levelled and coved ceiling with spotlights and access to loft space.

### Bedroom One

3.89m x 3.25m (12'9 x 10'8)

East aspect via two double glazed windows. Built in double wardrobe. Feature wall. Radiator. Levelled and coved ceiling with spotlights.

### Bedroom Two

2.87m x 2.79m (9'5 x 9'2)

West aspect double glazed windows. Built in double wardrobe. Radiator. Levelled and coved ceiling with spotlights.

### Bathroom/W.C

2.06m x 1.80m (6'9 x 5'11)

Fitted suite comprising of a panelled bath having mixer taps and shower unit over. Circular wash hand basin with mixer taps and storage cupboard below. Push button w.c. Radiator. Tile effect flooring. Part tiled walls. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Laid to lawn with a pathway to the home's front door. Side access to rear garden.

#### Rear Garden

A further feature of the home being secluded and with a Westerly aspect. The first area of garden is laid to artificial lawn and set under a pergola, with the majority then being divided into a lawn and paved patio area. Wooden storage shed.

#### Allocated Parking & Garage

The property comes with a garage and two allocated parking spaces accessed from Carnegie Gardens.

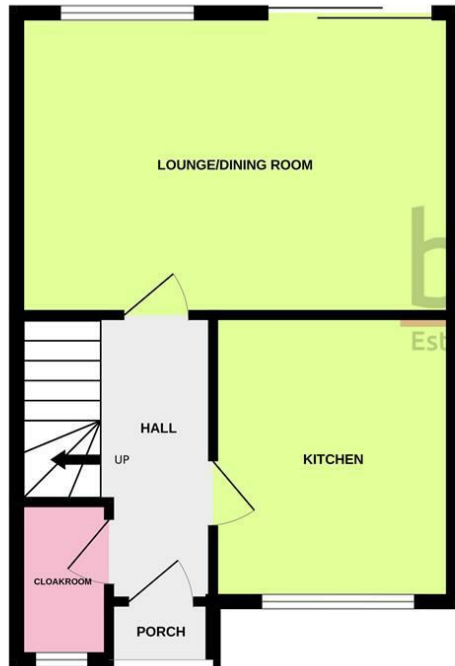
#### Council Tax

Council Tax Band C

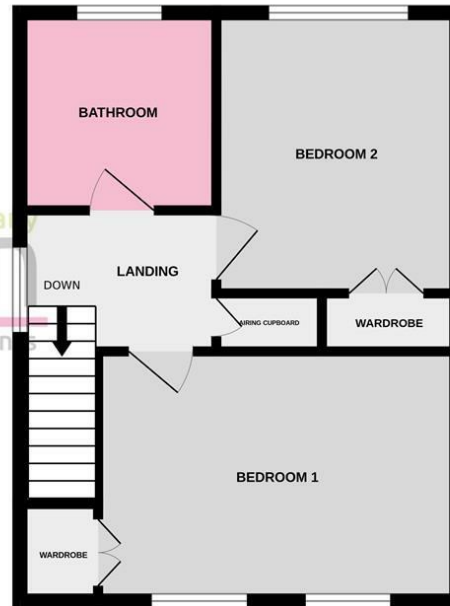




GROUND FLOOR



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) A			
(81-91) B			84
(69-80) C		66	
(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.

