



4 Hawthorn Crescent, Broadwater, Worthing, BN14 9LU
Guide Price £550,000



An extended three bedroom detached bungalow forming part of both an exceptionally sought after road and catchment area. The accommodation consists of an entrance porch, reception hall, lounge, open plan kitchen/dining room, principle bedroom with en-suite shower room/w.c, two further bedrooms, bathroom/w.c, loft, private driveway, garage, front and rear gardens and a feature garden cabin with kitchenette area and en-suite shower room/w.c.

- 3 Bed Detached Bungalow
- Highly Sought After Road
- Southerly Aspect Rear Garden
- Feature Garden Cabin
- Double Glazed Windows Throughout
- Gas Heating & Solar Panels
- Cavity Wall Insulation
- No Onward Chain



Enclosed Entrance Porch

Accessed via a part glazed wooden front door. Electric and solar panel meter cupboard. Inner glazed door to the reception hall.

Reception Hall

4.98m x 1.24m (16'4 x 4'1)

Radiator. Central heating thermostat. Built in storage cupboard. Access to the loft space via a folding pull down ladder. The loft area is insulated and with light point.

Lounge

5.54m x 3.61m (18'2 x 11'10)

Dual aspect via two West facing double glazed windows and South facing double glazed sliding patio doors to the rear garden. Wood burning fire set on a tiled hearth and with wooden mantle over. Two radiators. Fitted display shelving. Coved and textured ceiling with two ceiling light points.

Dining Room

3.84m x 2.29m (12'7 x 7'6)

South aspect double glazed windows. Radiator. Levelled ceiling. Opening to the kitchen. NB: The dining and kitchen areas are in principle open plan.

Kitchen

3.30m x 2.44m (10'10 x 8'0)

Fitted suite comprising of a one and a half bowl single drainer sink unit with mixer taps and having storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers below. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Fitted oven and grill. Space for washing machine and upright fridge/freezer. Part tiled walls. Floor standing boiler. Central heating thermostat. Tile effect flooring. Levelled ceiling with spotlights. South aspect double glazed window. Double glazed door to the rear garden.

Bedroom One

3.56m x 3.20m (11'8 x 10'6)

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

En-Suite Shower Room

2.49m x 1.07m (8'2 x 3'6)

Comprising of a step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps, tiled splashback and storage cupboard below. Push button w.c. Heated towel rail. Extractor fan. Underfloor heating. Levelled ceiling. Obscure glass double glazed window.

Bedroom Two

3.76m x 3.63m (12'4 x 11'11)

North aspect double glazed windows. Fitted bedroom wardrobe and storage cupboards. Radiator. Coved and textured ceiling.

Bedroom Three

3.56m x 2.06m (11'8 x 6'9)

East aspect double glazed windows. Radiator.

Bathroom/W.C

2.49m x 2.44m (8'2 x 8'0)

Fitted suite comprising of a panelled bath with twin hand grips, mixer taps and having shower unit and screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Tile effect flooring. Radiator and heated towel rail. Wall mounted electric heater. Extractor fan. Built in airing cupboard housing water tank and slatted shelving. Levelled ceiling. Two obscure glass double glazed windows.

OUTSIDE

Front Garden

Laid to lawn. Pathway to the home's front door. Side gate to rear garden.

Rear Garden

Secluded, Southerly aspect and a further feature of this property. The first area of garden is paved to the rear

and full width of the home with a paved patio area offering space for garden table and chairs. The majority of area is then laid to lawn with flower and shrub beds and raised borders. Pathway to the garden cabin.

Garden Cabin

5.23m x 3.00m (17'2 x 9'10)

Dual aspect via two South and two West facing double glazed windows. Ceiling lantern window. Power and light. Built in storage cupboard. Wood flooring. Levelled ceiling with spotlights. Hard-wired ethernet connection. KITCHENETTE AREA with single drainer sink unit having mixer taps and storage cupboard below. Double glazed French doors to the rear garden.

Cabin Shower Room/W.C

2.36m x 0.99m (7'9 x 3'3)

Step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps, tiled splashback and storage cupboard below. Push button w.c. Chrome ladder radiator. Extractor fan. Levelled ceiling. Obscure glass double glazed window.

Private Driveway

Providing off street parking and leading to the property's garage.

Garage

4.98m x 2.59m (16'4 x 8'6)

Brick built and adjoining garage. New Roof in 2025. Accessed via an electric roller door. Power and light. South aspect window and door to rear garden.

Council Tax

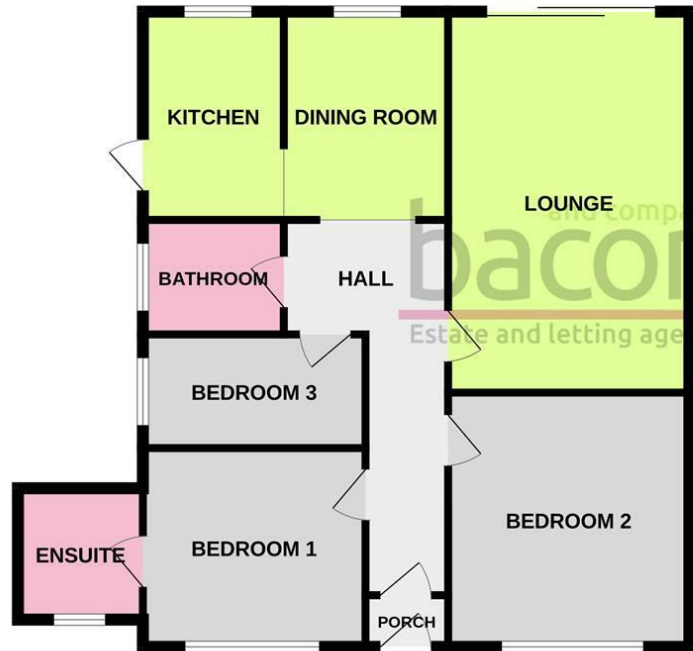
Council Tax Band E

Solar Installation

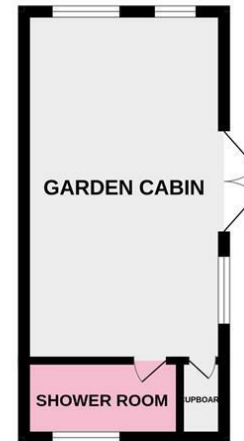
There are 16x 250W solar panels (8 West facing and 8 East facing) with a 4 kWp output that were installed in June 2012.



GROUND 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		90
(81-91) B	76	
(69-80) C		
(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.



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