



24 Hawthorn Crescent, Worthing, BN14 9LU

Guide Price £560,000

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A three bedroom detached bungalow forming part of both a highly sought after road and catchment area, close to local shops and amenities within the Broadwater shopping parade. The accommodation consists of an enclosed entrance porch, reception hall, open plan lounge/dining room, feature conservatory, kitchen, three bedrooms, shower room, separate w.c, loft, private driveway, garage, front and rear gardens.



- Detached Bungalow
- Three Bedrooms
- Highly Sought After Road
- Close To Local Shops
- 25' Lounge/Dining Room
- 22' Conservatory
- Feature Rear Garden
- Driveway & Garage









#### Enclosed Entrance Porch

1.68m x 0.86m (5'6 x 2'10)

Accessed via an obscure glass double glazed front door with matching window to side. Inner obscure glass double glazed door also with matching window to side leading to reception hall.

#### Reception Hall

5.79m max x 2.74m max (19'0 max x 9'0 max)

Radiator. Textured ceiling with access to loft space via a pulldown ladder.

#### Lounge/Dining Room

7.87m x 4.27m (25'10 x 14'0)

East aspect via double glazed windows and double glazed sliding doors to conservatory. Feature fireplace with raised hearth, surround and mantle over. Radiator. Coved and textured ceiling.

#### Kitchen

3.84m x 2.87m (12'7 x 9'5)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelf wall units. Inset four ring hob having extractor hood over. Fitted oven and grill. Space for washing machine and upright fridge freezer. Part tiled walls. Tile effect vinyl flooring. Built-in storage cupboard. Levelled and coved ceiling with inset spotlights. Extractor fan. North aspect double glazed window. Obscure glass double glazed door to rear garden.

#### Conservatory

6.83m x 2.69m (22'5 x 8'10)

Triple aspect via North, South and East facing double glazed windows. Radiator with display shelf over. Two wall light points. Wood laminate flooring. Double glazed French doors to rear garden. NB: The conservatory has a glazed pitched roof but internally has been fitted with insulated and energy efficient cladding.

#### Bedroom One

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

West aspect via double glazed windows. Radiator. Fitted wash hand basin with storage cupboard below and tile surround. Wall mounted strip light with electric shaver point. Coved and textured ceiling.

#### Bedroom Two

3.61m x 3.35m (11'10 x 11'0)

East aspect via double glazed windows. Free standing bedroom wardrobes with matching chest of drawers and dressing table. Radiator. Levelled and coved ceiling.

#### Bedroom Three

2.69m x 2.44m (8'10 x 8'0)

South aspect double glazed window. Radiator. Built in storage cupboard. Coved and textured ceiling.

#### Shower Room

1.85m x 1.78m (6'1 x 5'10)

Fitted suite comprising of a step in double shower cubicle having shower attachment and showerhead over. Pedestal wash handbasin. Radiator. Part tiled walls. Tile effect flooring. Wall mounted strip light with electric shaver point. Textured ceiling. Obscure glass double glazed window.

#### Separate W.C

1.78m x 0.81m (5'10 x 2'8)

Low level W.C. Tile effect vinyl flooring. Textured ceiling. Obscure glass double glazed window.

#### OUTSIDE

##### Front Garden

Large raised and brick edged flower and shrub rockery bed with extensive range of flowers and shrubs.

#### Rear Garden

A further feature of the home being predominantly East facing but benefiting from sunlight throughout the day. The majority of area is laid to lawn with well stocked flower and shrub beds and a rockery bed. Paved patio areas. Outside water tap. External power sockets. Wooden storage shed. Greenhouse.

#### Private Driveway

Brick block paved private driveway providing off-road parking for several vehicles. Gates to either side of property leading to rear garden.

#### Garage

Brick built and adjoining garage accessed via an electric roller door. Obscure glass double glazed window. Part obscure glass double glazed door to rear garden.

#### Council Tax

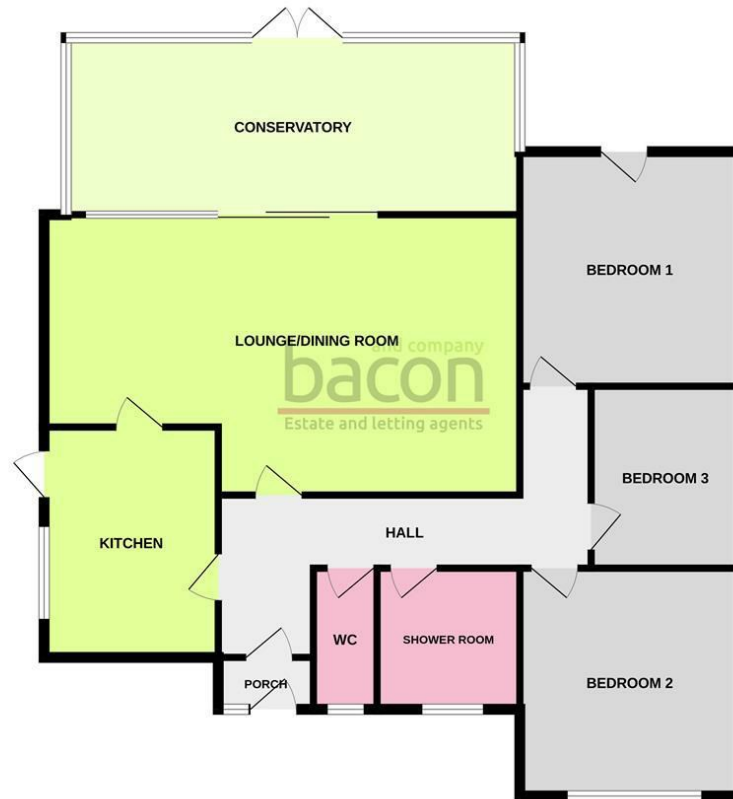
Council Tax Band E







# 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 77        |
| (55-68) <b>D</b>                            | 62                         |           |
| (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<br>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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