



4 Third Avenue, Charmandean, Worthing, BN14 9NZ

Guide Price £850,000

and company
bacon
Estate and letting agents



An attractive four bedroom detached family home situated within the highly sought after catchment area of Charmandean. The accommodation consists of a covered porch, reception hall, lounge, dining room, kitchen, utility room, ground floor cloakroom, first floor landing, four bedrooms, family bathroom/w.c, loft, private driveway, garage, front and rear gardens.

- Detached Family Residence
- Sought After Catchment
- Four Bedrooms
- Two Reception Room
- Kitchen & Utility Room
- Feature Rear Garden
- Driveway & Garage
- Viewing Recommended



Covered Porch

Tiled floor. Outside courtesy light. Part glazed solid wooden door to the reception hall.

Reception Hall

4.52m max x 3.20m (14'10 max x 10'6)

West aspect obscure glass double leaded light double glazed window. Central heating programmer. Two wall light points. Staircase to first floor landing with an understairs storage cupboard.

Lounge

5.74m x 4.09m (18'10 x 13'5)

Dual aspect via two South aspect leaded light double glazed windows and a West facing leaded light double glazed bay window. Feature fireplace with raised hearth, insert, surround and mantle over. Two radiators. Three wall light points. Levelled and coved ceiling.

Dining Room

4.67m x 3.07m (15'4 x 10'1)

Dual aspect via a South facing obscure glass leaded light double glazed window and East facing leaded light double glazed windows and door to rear garden. Two radiators. Three wall light points. Levelled and coved ceiling.

Kitchen

4.22m x 3.00m (13'10 x 9'10)

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and with storage cupboard and integrated dishwasher below, Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset five ring hob with extractor hood over. Fitted double oven and grill. Part tiled walls. Kickboard heater. Tiled flooring. Levelled ceiling with spotlights, East aspect leaded light double glazed windows,

Utility Room

2.41m x 1.73m (7'11 x 5'8)

Circular sink with mixer taps and storage cupboard below, Roll top work surface with space for washing

machine below, Shelved wall mounted unit. Space for upright fridge/freezer, Radiator, Tiled flooring. Textured ceiling, East aspect double glazed window and door to rear garden. Internal door to garage.

Ground Floor Cloakroom

1.88m x 1.57m (6'2 x 5'2)

Low level w.c Pedestal wash hand basin with mixer taps. Tiled flooring. Part tiled walls, Radiator and heated towel rail. Levelled ceiling. Obscure glass leaded light double glazed window.

First Floor Landing

5.31m x 1.02m (17'5 x 3'4)

West aspect leaded light double glazed window. Split level. Built in double airing cupboard. Wall light point. Radiator. Levelled and coved ceiling with access to loft space.

Bedroom One

5.49m x 3.05m x 0.58m (18'10 x 1'11)

Dual aspect via a South facing leaded light double glazed window and West facing leaded light double glazed bay window. Two fitted double wardrobes each with storage cupboard over and matching interconnecting storage units having worktop over. Radiator. Two wall light points. Coved and textured ceiling.

Bedroom Two

4.65m x 3.71m (15'3 x 12'2)

Dual aspect via a South facing leaded light double glazed window and East facing leaded light double glazed bay window. Built in double wardrobe with storage cupboard over. Radiator, Two wall light points. Coved and textured ceiling.

Bedroom Three

3.28m x 3.23m (10'9 x 10'7)

West aspect via leaded light double glazed windows, Built in double wardrobe with storage cupboard over. Overstairs storage cupboard. Radiator. Dimmer switch. Coved and textured ceiling.

Study / Bedroom Four

6.38m x 1.52m (20'11 x 5'0)

North aspect leaded light double glazed window. Radiator. Dimmer switch, Eaves storage cupboard. Levelled and sloping ceiling (restricted height).

Family Bathroom/W.C

3.43m x 1.85m (11'3 x 6'1)

Fitted suite comprising of a roll top claw foot bath having mixer taps with shower attachment. Step in shower cubicle with shower head, mixer taps, tiled surround and shower screen, Wash hand basin with storage cupboards below Low level w,c, Bidet with mixer taps, Chrome ladder design radiator. Tiled flooring. Two wall light points. Levelled ceiling with spotlights. Obscure glass leaded light double glazed window.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub border.

Rear Garden

A further feature of this home due to its size and seclusion and benefiting from sunlight from both the East and South aspects. A paved pathway runs along the rear and width of the home with the majority of area then laid to lawn with well stocked and mature flower and shrub borders. To the rear of the plot is a second area of garden, also laid to lawn with greenhouse, storage shed, trees, flowers and shrubs. Hedge borders, Outside water tap.

Private Driveway

Brick block paved and providing off street parking for two to three vehicles.

Integral Garage

5.72m x 2.44m (18'9 x 8'0)

Brick built and accessed via folding solid wood doors. Leaded light double glazed windows Gas meter. Power and light, Internal door to the utility room.

Council Tax

Council Tax Band F







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		
(69-80) C		76
(55-68) D	57	
(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.

