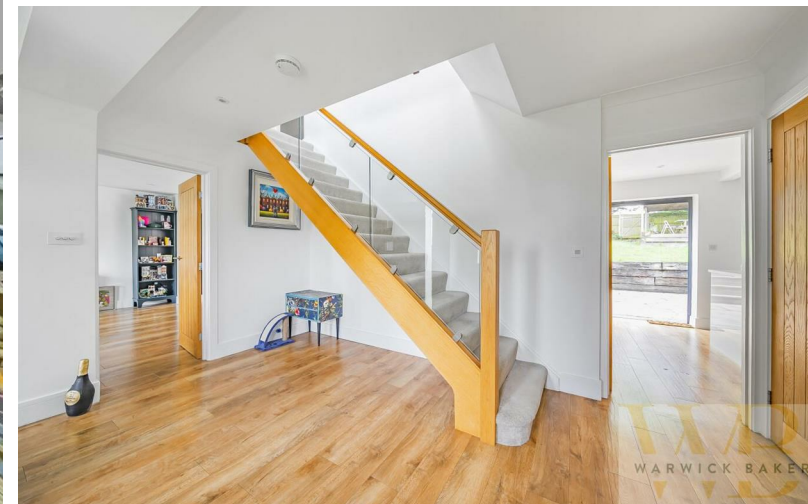




48 Longlands | | Worthing | BN14 9NN



ESTATE AGENT



48 Longlands | | Worthing | BN14 9NN

Offers In Excess Of £924,950

*** OFFERS IN EXCESS OF £924,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED DETACHED FAMILY HOUSE, LOCATED IN THE IDYLIC SETTING OF CHARMANDEAN, WITH HILL BARN GOLF COURSE LOCATED TO THE REAR. THE PROPERTY BENEFITS FROM A 16' ENTRANCE VESTIBULE, FOUR DOUBLE BEDROOMS, 16' SOUTH FACING LOUNGE, 46' KITCHEN/DINING ROOM, 12' CONSERVATORY ROOM, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, 28' FIRST FLOOR SOUTH FACING BALCONY, 49' FRONT LAWN WITH PRIVATE DRIVE, STORAGE GARAGE AND 65' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- FOUR DOUBLE BEDROOMS
- 16' SOUTH FACING LOUNGE
- 46' KITCHEN/DINING ROOM
- 12' CONSERVATORY ROOM
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM + EN-SUITE TO MAIN BEDROOM
- 28' FIRST FLOOR SOUTH FACING BALCONY
- 49' FRONT LAWN + PRIVATE DRIVEWAY + STORAGE GARAGE
- 65' REAR GARDEN
- NO UPWARD CHAIN

Part double glazed door leading to:

ENTRANCE VESTIBULE

16'6" x 10'7" (5.03 x 3.23)

Double glazed tilt and turn windows to the front having a favoured southerly aspect, double panelled radiator, oak door giving access to storage cupboard with hanging and shelving space, under stairs storage area, 'KARNDEAN' style flooring with under floor heating, LED downlighting.

Oak door off entrance vestibule to:

LOUNGE

16'0" x 13'9" (4.89 x 4.21)

Double glazed tilt and turn windows with integrated blinds to the front having a favoured southerly aspect, 'KARNDEAN' style flooring with under floor heating, double panelled radiator.

Opening off lounge to:

DINING ROOM

29'10" x 9'9" (9.10 x 2.98)

Feature glass fronted solid fuel burner with glass hearth, bi-fold double glazed doors to the rear, 'KARNDEAN' style flooring with under floor heating, double panelled radiator.

Opening off dining room to:

KITCHEN

16'1" x 13'1" (4.91 x 4.00)

Comprising free standing four seater breakfast island with granite work top having an inset 'FRANKE' stainless steel 1 1/4 bowl sink unit with 'QUOOKER' brushed chrome tap dispensing boiling water, cold and sparkling water, range of slow closing cupboards under, twin built in 'AEG' wine coolers, built in integrated 'BOSCH' washing machine, built in integrated 'BOSCH' dishwasher, pull out bin storage unit, adjacent matching granite worktop with inset 'BOSCH' five ring induction hob, twin 'BOSCH' electric ovens under, drawers to the side, built in integrated 'BOSCH' fridge to the side, built in integrated 'BOSCH' freezer to the side, matching granite backsplash, 'NEFF' extractor hood over, storage cupboards either side with downlighting, built in 'BOSCH' microwave/oven to the side, storage cupboards under and over, built in 'NEFF' coffee machine to the side with storage cupboards under and over, twin double glazed French

doors to the rear, 'KARNDEAN' style flooring, oak door giving access to the entrance vestibule, LED downlighting.

Bi-fold double glazed doors off dining room to:

CONSERVATORY ROOM

12'9" x 12'6" (3.90 x 3.82)

With double glazed windows and twin French doors to the side having an easterly aspect, double glazed windows to the rear, high level double glazed windows to the side having a westerly aspect, tiled flooring, floor to ceiling contemporary style radiator, lofted double glazed roof space.

Oak door off entrance vestibule to:

GROUND FLOOR CLOAKROOM

Comprising low level wc, vanity unit with inset wash hand basin with contemporary style mixer tap, double doored storage cupboard under, heated hand towel rail, tiled flooring, frosted double glazed tilt and turn window, LED downlighting.

Stairs with bannister and glass panels up from entrance hall to:

LANDING

Double glazed tilt and turn windows to the front having a favoured southerly aspect with glimpses of The English Channel, oak door giving access to airing cupboard with slatted shelving, access to loft storage space, LED downlighting.

Oak door off landing to:

BEDROOM 1

17'3" x 13'5" (5.27 x 4.10)

Being 'L' shaped, having a dual aspect, double glazed tilt and turn windows with blinds to the front having a favoured southerly aspect with glimpses of The English Channel, double glazed tilt and turn windows with blinds to the rear, double panelled radiator, LED downlighting, builtin quadruple oak doored walk in wardrobe with hanging and shelving space, LED downlighting.

Oak door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Being fully tiled with under floor heating, comprising floating

vanity unit with inset wash hand basin with mixer tap, two drawers under, floating low level wc to the side, heated hand towel rail, frosted double glazed tilt and turn window with blind, tiled flooring, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, glass shower screen.

Oak door off landing to:

BEDROOM 2

14'0" x 10'5" (4.27 x 3.18)

Double glazed tilt and turn windows with blinds to the front having a favoured southerly aspect with glimpses of The English Channel, contemporary style radiator, LED downlighting.

Oak door off landing to:

BEDROOM 3

11'9" x 9'11" (3.60 x 3.04)

Double glazed tilt and turn windows with blinds to the rear, two built in double doored wardrobes with hanging and shelving space, contemporary style radiator, LED downlighting.

Oak door off landing to:

BEDROOM 4

14'2" x 9'10" (4.34 x 3.02)

Double glazed tilt and turn windows with blinds to the rear, single panel radiator, LED downlighting.

Oak door off landing to:

FAMILY BATHROOM

10'9" x 6'0" (3.30 x 1.83)

Being fully tiled with under floor heating, comprising free standing oval shaped bath with contemporary style mixer tap, floating vanity unit with inset wash hand basin with mixer tap, two drawers under, low level wc, frosted double glazed window with blind, tiled flooring, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, sliding glass shower screen.

Double glazed door off landing to:



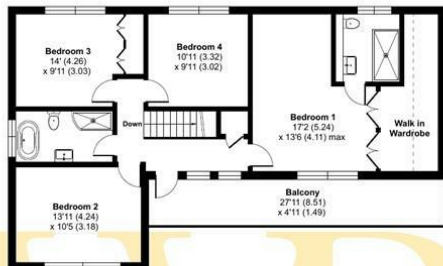
Longlands, Worthing, BN14

Approximate Area = 2158 sq ft / 200.4 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Total = 2205 sq ft / 204.7 sq m

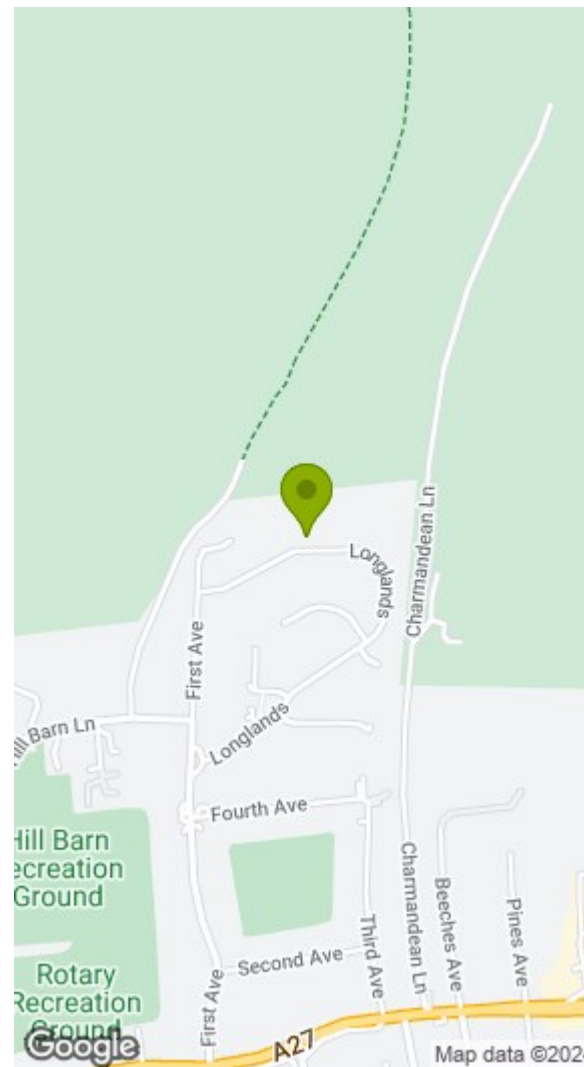
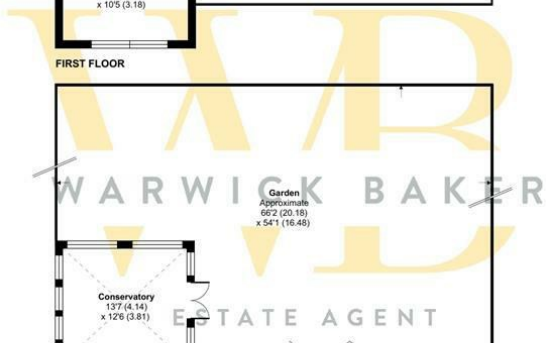
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1115964



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	