



Charmandean Road | Worthing | BN14 9LQ
Guide Price **£599,950**



A spacious character 1930's home in the heart of Broadwater, the accommodation includes four bedrooms, two large reception rooms, kitchen/diner, ground floor cloakroom and bathroom. Also benefitting a large rear garden, off road parking and garage. Being sold with no ongoing chain.



Key Features

- Semi-Detached House
- Four Bedrooms
- Living Room & Dining Room
- Kitchen/Diner
- Ground Floor W.C
- Original Character Features
- High Ceilings
- Large Garden
- Off Road Parking & Garage
- Chain Free



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

As soon as you enter the property you are welcomed by a spacious entrance hall with high ceilings and feature staircase to the first floor, with two built in storage cupboards and door to the ground floor cloakroom. The two main reception rooms are spacious with original features, the living room having a beautiful bay window over looking the front garden. Over looking the rear garden is the open plan kitchen/diner with a range of fitted wall and base units with worktop over, inset sink and drainer, integrated oven with hob above and extractor fan, space for appliances. Moving upstairs, the landing is again spacious and offers an original stained glass window, doors lead off to the four bedrooms with two large doubles, a smaller double and further single bedroom. The bathroom has a step in shower, panelled bath and wash hand basin, separate wc.

EXTERNAL

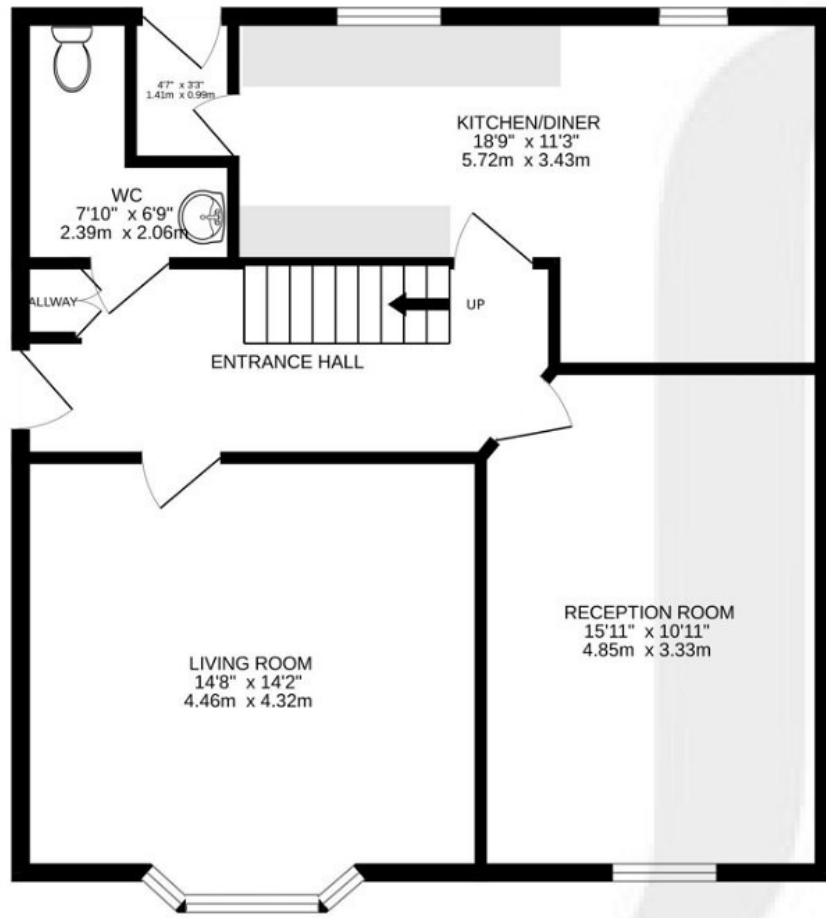
The front is paved to provide off road parking and leads to the double length garage. The large rear garden is mostly laid to lawn with access to the garage and a timber shed and green house to the far end.

SITUATED

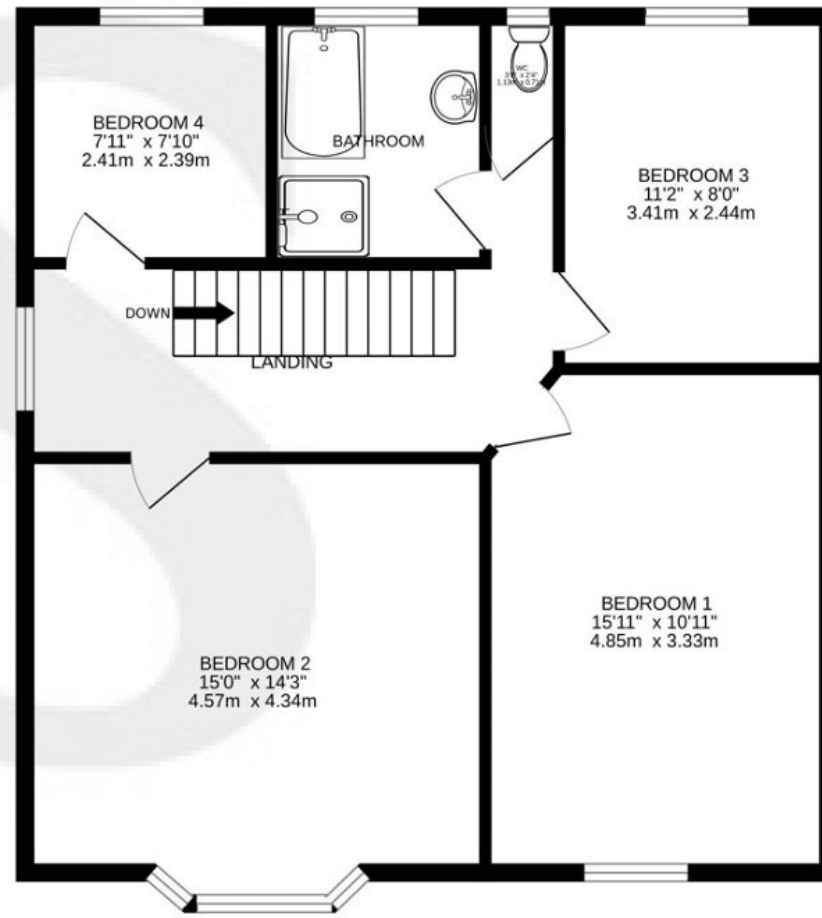
Situated in this popular Broadwater location, the property is positioned within 200 metres of local shops and amenities in nearby Broadwater village. A bus route passes close by giving access to all parts of the town and its surrounding areas. Worthing mainline railway station is also easily accessible. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away.



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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Property Details:

Floor area as quoted by EPC: TBC

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.