



Longlands Glade | Charmandean | Worthing | BN14 9NR  
Guide Price **£1,200,000**





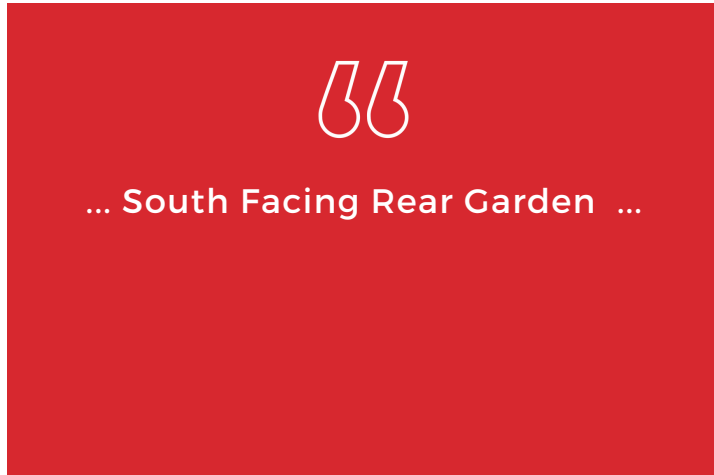
Welcome to this well appointed six bedroom detached house located in the sought after area of Longlands Glade. This exceptional extended home, with its blend of luxurious fittings, spacious accommodation and sitting on a generous plot of just under 1/4 acre with a south facing rear garden, offers a rare opportunity to acquire a property of this calibre in a prime location.



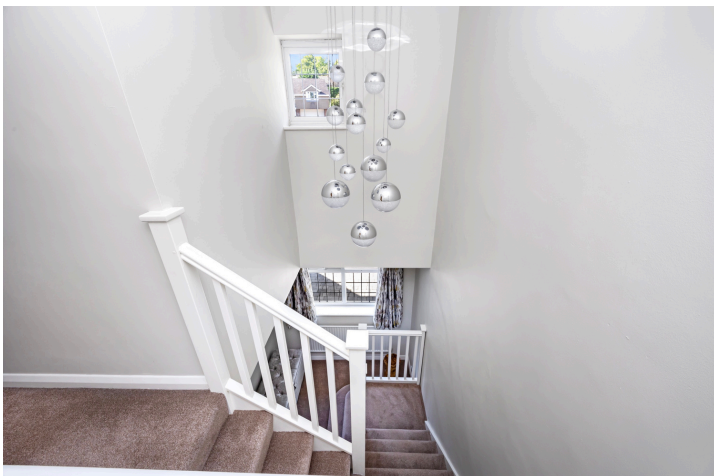
# A home of style & sophistication











Property details: Longlands Glade | Worthing | BN14 9NR



# Key Features

- Stunning Detached House
- Six Bedrooms
- Beautifully Presented
- Main Bedroom with Luxury En-Suite
- 26ft Triple Aspect Sitting Room
- Beautiful Kitchen/Dining Room
- Utility Room/Gym
- Double Width Garage Store
- South Facing Rear Garden, Just Under 1/4 Acre Plot
- Exclusive Charmandean Location



**6 Bedrooms**



**3 Bathrooms**



**2 Reception Rooms**



... A Blend of Luxurious Fittings ...

## INTERNAL

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of this impressive home. The ground floor features a generously sized sitting room with a study area, benefiting from a triple aspect that allows plenty of natural light to flood in. Sliding doors lead directly to the rear garden, creating a seamless indoor-outdoor flow ideal for both relaxation and entertaining. The heart of the home is the stunning kitchen/dining room, featuring a good range of matching units and two integrated ovens. The induction hob is set in the large central island, which also includes additional cupboards, drawers, and bar seating. This extended space provides ample room for a dining table and chairs, offering lovely views over the expansive garden. The utility room/gym has space for white goods and leads to the double-width garage storage space. A ground floor cloakroom/WC adds to the functionality of this level.

Ascending to the first floor, you will find six bedrooms, each offering ample space and views over the front or rear gardens. The master suite is a true retreat, featuring a luxurious en-suite bathroom with underfloor heating and premium fixtures and fittings. The dressing area has fitted wardrobes, and you can admire the views over the south-facing garden from the Juliet balcony. Bedroom two also benefits from an en-suite shower room, and the remaining bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and convenience for all family members.

## EXTERNAL

The exterior of the property is equally impressive and set within a plot just under 1/4 acre. The front garden has an array of wildflowers to entice wildlife, with borders of trees and shrubs. Ample off-road parking is available on the horseshoe driveway, which leads to a double-width garage store.

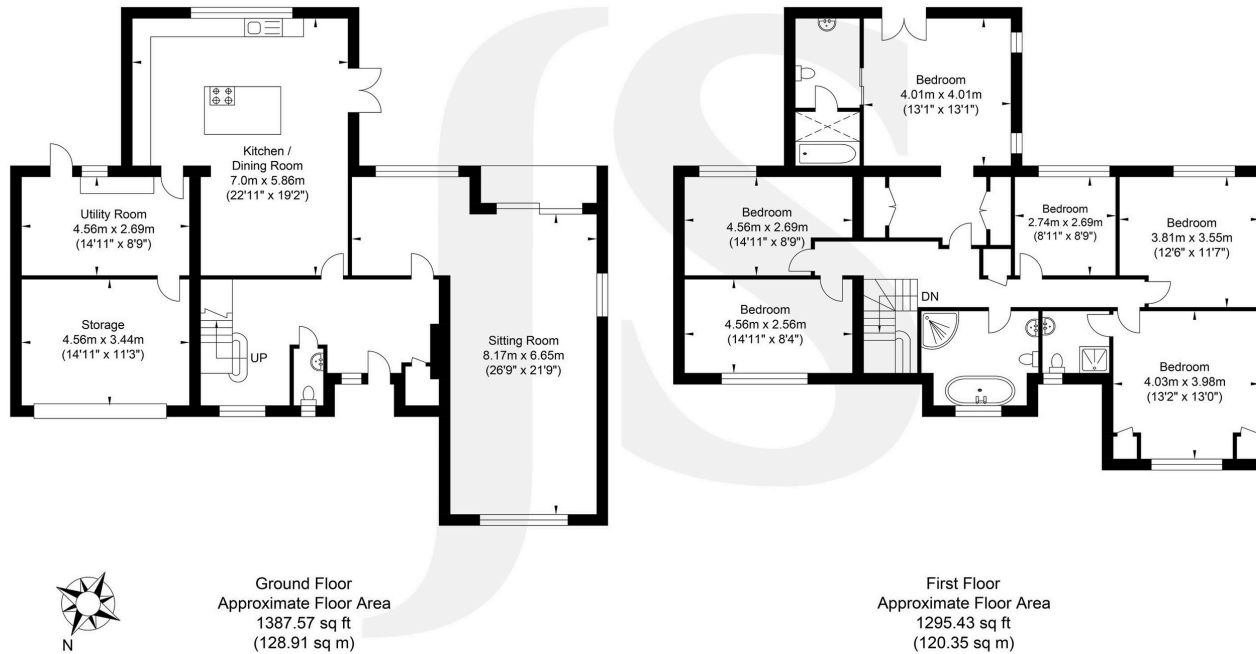
A fabulous feature of this home is the large south-facing rear garden, with shrub and flower borders, and a decked area perfect for entertaining.

## LOCATION

Longlands Glade is in a cul-de-sac at the top of Charmandean, off First Avenue and one of Worthing's premier residential locations just a short distance from the South Downs National Park, Worthing and Hill Barn golf courses. This sought-after development is known for its larger detached family homes and spectacular views. Local amenities can be found at Lyons Farm Retail Park and Broadwater Village, approximately 0.9 miles away. The property provides access to the A27, offering direct routes to Brighton and surrounding areas, Chichester to the west, and easy access to the A24 with routes to London. Worthing town centre, with its comprehensive shopping amenities, restaurants, pubs, seafront promenade, cinemas, theatres, and leisure facilities, is approximately 2.1 miles away. The nearest station is Worthing, approximately 1.8 miles away, and bus services run nearby.



# Longlands Glade



Approximate Gross Internal Area = 249.26 sq m / 2683.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Property Details:

Floor area: 2,683 SqFt

Tenure: Freehold

Council tax band: F

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.