



4 Carnegie Gardens, Worthing, BN14 7AS  
Guide Price £500,000

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We are delighted to offer for sale this deceptively spacious four bedroom family home with the added benefits of a south aspect rear garden & having no onward chain.

In brief the property consists of an open plan south aspect lounge / dining room with sliding doors leading out into the south aspect rear garden, there is a fitted kitchen having a separate utility room on the north side of the property & a ground floor WC, on the first floor you have four well proportioned bedrooms, the master having an en-suite bathroom & a first floor family shower room.

Externally you have both front & rear gardens, a private driveway & a garage with it's own loft space.

- No Chain
- Four Bedrooms
- Two Reception Rooms
- South Facing Garden
- Off Street Parking & Garage
- Private Road
- Ground Floor WC
- En-Suite To Master Bedroom
- Open Plan Lounge / Dining Room
- Central Broadwater Location





#### Entrance Hallway

Composite front door, carpeted floor, access to understairs storage cupboards, radiator, stairs to first floor landing, wall mounted heating control panel, double doors through to Lounge.

#### South Aspect Lounge

6.45m x 3.10m (21'2 x 10'2)

Carpeted flooring, two radiators, feature gas fireplace with attractive surround & mantle, television point, skimmed ceiling with coving, two wall mounted light fittings, double glazed window, double glazed sliding doors out into rear garden with attractive remote control awning above.

#### Dining Room

2.97m x 2.90m (9'9 x 9'6)

Carpeted flooring, radiator, textured ceiling with coving, opening into Lounge.

#### Kitchen

4.01m x 2.77m (13'2 x 9'1)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, space for dishwasher, integrated oven with four ring gas burning hob above & extractor fan over, tiled splashbacks, single radiator, double glazed window, double glazed door to front garden, opening into Utility room.

#### Utility Room

2.26m x 1.75m (7'5 x 5'9)

Vinyl flooring, radiator, roll edge laminate work surfaces with cupboards below, space & provision for washing machine & tumble dryer, space for fridge freezer, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, double glazed window, wall mounted Potterton boiler.



#### Ground Floor WC

2.44m x 1.14m (8 x 3'9)

LVT flooring, low flush WC, hand wash basin with mixer tap, radiator, double glazed window.

#### First Floor Landing

Carpeted floor, double glazed window, two fitted storage cupboards one housing factory lagged hot water cylinder, the other has slatted shelving units, loft hatch access with drop down ladder.

#### Master Bedroom

4.52m x 2.97m (14'10 x 9'9)

Carpeted flooring, radiator, double glazed window, fitted wardrobe with hanging rails & shelving having a mirrored front.

#### En-Suite Bathroom

2.54m x 1.93m (8'4 x 6'4)

Vinyl flooring, panel enclosed bath with wall mounted electric shower above, low flush WC, hand wash basin with mixer tap, ladder style heated towel rail, wall mounted cupboard with various shelving units, double glazed obscured glass window, extractor fan.

#### Bedroom Two

3.56m x 2.79m (11'8 x 9'2)

Carpeted floor, radiator, fitted wardrobe with various hanging rails & shelving having a mirrored front, double glazed window.

#### Bedroom Three

3.35m x 2.26m (11 x 7'5)

Carpeted flooring, radiator, double glazed window.



#### Bedroom Four

3.00m x 2.26m (9'10 x 7'5)

Carpeted flooring, radiator, double glazed window.

#### Family Shower Room

2.46m x 1.83m (8'1 x 6)

Vinyl flooring, double width shower cubicle having an integrated Mira electric shower, fully tiled, fitted grab rails & seat if required, low flush WC, pedestal hand wash basin with mixer tap, chrome ladder style heated towel rail, wall mounted de-misting mirror, wall mounted vanity unit with mirrored front, fully tiled walls, double glazed window.

#### External

##### Front Garden

Mainly laid to patio with raised flower bed, outside tap, private driveway leading to garage & gated side access.

##### South Aspect Rear Garden

##### Garage

Having an up & over door, power & lighting & houses the gas & electric meters for the property, it also comes with its own separate loft space with drop down ladder.

##### Council Tax

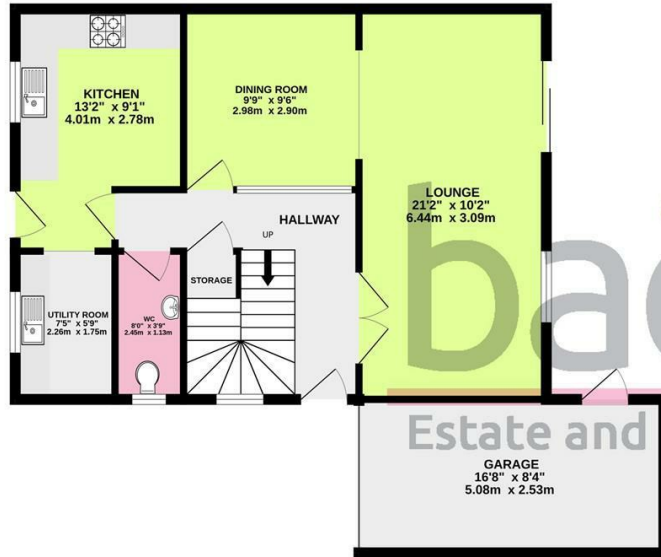
Band E

##### Private Road

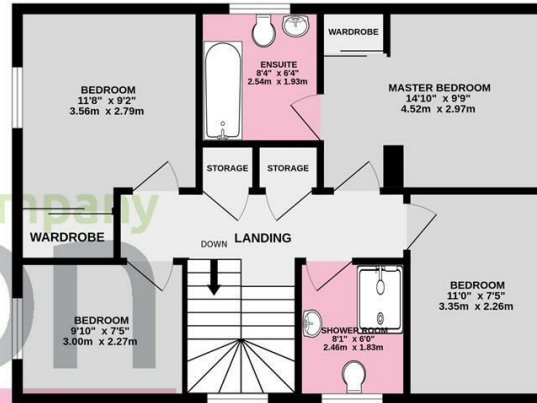
Carnegie Gardens is a private cul-de-sac and as such the residents are responsible for the upkeep of the road. They hold an annual AGM and each resident contributes £40 per annum into a residents savings account.



GROUND FLOOR  
 745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
 605 sq.ft. (56.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1350 sq.ft. (125.4 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(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	

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



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