



15 Second Avenue, Charmandean, Worthing, BN14 9NX
Guide Price £850,000

and company
bacon
Estate and letting agents



A four bedroom detached family home located within the highly sought after catchment area of Charmandean and actually backing onto Charmandean Space. The accommodation consists of an enclosed entrance porch, reception hall, living room, dining room, family room, kitchen, utility room, first floor landing, four bedrooms, family bathroom and en-suite bathroom to bedroom one, attic, private driveway, car port, front and rear gardens. Externally the property also offers a store room and a self contained office with hall, main office area and shower room/w.c.

- Detached Family House
- Four Bedrooms
- Three Reception Rooms
- Office & Utility Room
- En-Suite to Bedroom One
- Spacious Accommodation
- Highly Sought After Catchment
- Backing Charmandean Space



Entrance Porch

Accessed via a part stained glass wooden front door. West aspect stained glass window. Wood flooring. Coved ceiling. Door to reception hall.

Reception Hall

6.78m x 2.54m (22'3 x 8'4)

Radiator. Wood flooring. Central heating thermostat. Picture rail. Coved ceiling. Staircase to first floor landing with an understairs storage cupboard.

Lounge

5.33m x 3.30m (17'6 x 10'10)

North aspect via windows and door to conservatory. Feature wood burning fire set on a raised brick hearth with brick surround and beam mantle over. Radiator. Coved ceiling.

Dining Room

6.05m x 3.81m (19'10 x 12'6)

South aspect via leaded light double glazed windows. Fireplace with raised hearth, surround and mantle over. Radiator. Dado rail. Coved ceiling.

Living Room

5.87m x 4.70m (19'3 x 15'5)

South aspect via a leaded light double glazed window and West aspect via leaded light double glazed window. Radiator. Picture rail. Cornice ceiling.

Rear Lobby

Radiator. Tiled flooring. Understairs storage cupboard. Coved ceiling. Part glazed wooden door to rear porch and rear garden.

Kitchen

4.62m x 2.79m (15'2 x 9'2)

Fitted suite comprising dual sink unit with mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven and grill. Four ring hob with extractor fan over. Space for upright fridge/freezer. Part tiled walls. Radiator. Tiled flooring. Coved and textured ceiling. North aspect leaded light double glazed window.

Conservatory

5.92m x 4.37m (19'5 x 14'4)

Triple aspect via South, West and North facing double glazed windows all under a pitched and glazed roof. Tiled flooring. Two radiators. Power and light points. Doors to rear garden.

Utility Area

2.13m x 1.37m (7'0 x 4'6)

Roll top work surface with space for washing machine and tumble dryer. Wall mounted central heating boiler. Tiled flooring. Stained glass window. Coved ceiling.

Ground Floor Cloakroom

1.52m x 1.22m (5'0 x 4'0)

Push button w.c. Pedestal wash hand basin with mixer taps. Chrome ladder design radiator. Wood flooring. Coved ceiling. Obscure glass leaded light window.

First Floor Landing

5.97m x 2.51m (19'7 x 8'3)

West aspect via leaded light double glazed windows. Radiator. Picture rail. Coved ceiling.

Bedroom One

6.20m x 3.78m (20'4 x 12'5)

South aspect via leaded light double glazed windows. Walk in wardrobe 16'2 x 4'7 (with porthole window and light point). Radiator. Picture rail. Coved ceiling.

En-Suite

2.59m x 2.57m (8'6 x 8'5)

Suite comprising of a step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer tap and set in vanity unit. Push button w.c. Bidet. Radiator. Four wall light points.

Bedroom Two

4.22m x 3.33m (13'10 x 10'11)

Dual aspect via West and North facing leaded light double glazed windows. Radiator. Picture rail.

Bedroom Three

3.94m x 3.20m (12'11 x 10'6)

South aspect via leaded light double glazed windows. Two fitted double wardrobes. Radiator. Picture rail.

Bedroom Four

3.94m x 2.51m (12'11 x 8'3)

South aspect via leaded light double glazed windows. Fitted double wardrobe. Radiator. Picture rail.

Family Bathroom

3.33m x 2.39m (10'11 x 7'10)

Suite comprising of a roll top bath having mixer taps with shower attachment. Pedestal wash hand basin with mixer tap. Push button w.c. Radiator. Wood effect flooring. Part tiled walls. Levelled and coved ceiling. Leaded light double glazed window.

Attic

6.30m x 5.03m (20'8 x 16'6)

Accessed from first floor landing. West aspect velux window. Boarded. Plastered. Access to various walk in and storage eave areas.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub beds. brick block paved pathway to the home's front door and entrance porch. Entrance porch has a tiled flooring and outside courtesy light.

Rear Garden

North aspect via backing onto Charmandean Space and with a private gate providing direct access. The majority of garden is laid to lawn with pathway dividing and leading to a paved patio area. Brick block paved pathway to the rear of the home, leading to the external office and the home's rear porch. The rear porch has an outside light and access to brick built store.

Private Driveway

Providing off street parking and leading to the homes carport.

Car Port

3.96m x 3.78m (13'0 x 12'5)

Pitched roof. Courtesy light. Access to garage. Side pathway to the rear garden and office.

Garage

4.70m x 2.74m (15'5 x 9'0)

Accessed via an up and over door.

OFFICE

Entrance Hall

Accessed via a part glazed wooden front door. Tiled flooring. Coved and textured ceiling.

Main Office

3.51m x 2.74m (11'6 x 9'0)

North aspect double glazed windows. Fitted display shelving. Radiator. Coved and textured ceiling with spotlights.

Cloakroom

Low level w.c. Wall mounted corner wash hand basin with mixer tap. Tiled flooring.

Council Tax

Council Tax Band G









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	58	
(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.

