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Estate and letting agents

20 Hawthorn Crescent, Worthing - BN14 9LU

Guide Price £550,000









20 Hawthorn Crescent

Worthing

A three bedroom detached bungalow situated within both a highly sought after road and catchment area, on level ground and close to local shops, bus services and amenities. The accommodation consists of an enclosed entrance porch, reception hall, open plan lounge/dining room, kitchen, utility room, principle bedroom with en-suite cloakroom, two further bedrooms, bathroom/w.c, loft, private driveway, garage and rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Extended Detached Bungalow
- Three Bedrooms
- Highly Sought After Road
- Broadwater Catchment
- Double Glazed Windows
- Spacious Accommodation
- Gas Heating
- No Onward Chain

Enclosed Entrance Porch
5′ 6″ x 2′ 9″ (1.68m x 0.84m)
Accessed via a double glazed front door with matching window to side. Tiled flooring. Levelled ceiling. Inner obscure glass double glazed window and door to the reception hall.

Reception Hall
19′ 1″ x 12′ 0″ (5.82m x 3.66m)
Two radiators. Dado rail. Meter cupboard. Central heating thermostat. Coved and textured ceiling with access to loft space.

Open Plan Lounge/Dining Room

Lounge Area
15′ 8″ x 12′ 6″ (4.78m x 3.81m)
East aspect via double glazed windows and sliding doors to rear garden. Fireplace having a raised hearth with matching surround and mantle over. Radiator. Coved and textured ceiling. Opening to dining area.

Dining Area
9′ 7″ x 9′ 1″ (2.92m x 2.77m)
East aspect via double glazed windows. Radiator. Space for dining table and chairs. Coved and textured ceiling.

Kitchen
12′ 7″ x 9′ 7″ (3.84m x 2.92m)
Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for slimline dishwasher below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units incorporating glazed display cabinets. Fitted oven and grill. Four ring hob with extractor hood over. Integrated fridge/freezer. Part tiled walls. Tiled flooring. Radiator. Fitted breakfast bar. Wine rack. Coved and textured ceiling with spotlights. North aspect double glazed window. Double glazed door to utility room.

Utility Area
15′ 1″ x 4′ 7″ (4.60m x 1.40m)
Roll top work surface with storage cupboards and space for washing machine and tumble dryer below. Matching shelved wall units. Tiled flooring. Part tiled walls. Coved and textured ceiling. East and West aspect double glazed windows. Double glazed doors to front and rear.



Bedroom One
19′ 1″ x 12′ 0″ (5.82m x 3.66m)
East aspect via double glazed windows. Fitted bedroom wardrobes and drawers. Radiator. Dado rail. Coved and textured ceiling.

En-Suite Cloakroom
5′ 11″ x 4′ 5″ (1.80m x 1.35m)
Low level w.c. Wall mounted wash hand basin with tiled splashback. Radiator. Textured ceiling. Obscure glass double glazed window.

Bedroom Two
12′ 0″ x 10′ 11″ (3.66m x 3.33m)
West aspect via double glazed windows. Fitted bedroom wardrobes and drawers. Radiator. Coved and textured ceiling.

Bedroom Three
8′ 11″ x 8′ 6″ (2.72m x 2.59m)
South aspect via double glazed windows. Fitted double wardrobe with matching cupboards and bedside cabinet. Radiator. Textured ceiling.

Bathroom/W.C
9′ 2″ x 5′ 6″ (2.79m x 1.68m)
Fitted suite comprising of a panelled bath with shower unit over. Pedestal wash hand basin. Low level w.c. Radiator. Majority tiled walls. Wall mounted electric heater. Coved and textured ceiling. Obscure glass double glazed window.



SIDE GARDEN

Hardstanding courtyard garden to the South elevation. Side gate to private driveway. Flower and shrub border. Water butt. Access to rear garden.

SIDE GARDEN

Paved courtyard garden to the North elevation. Outside wall light. Outside water tap. Side gate to private driveway. Doors to garage and utility room.

REAR GARDEN

A further feature of the property being paved to the rear and width of the property and offering ample space for garden table and chairs. Outside water tap. Raised brick flower and shrub bed. The majority of garden is then laid to shingle or lawn with flower and shrub beds. Vegetable plot. Paved stepping stones to additional paved patio area.

GARAGE

Single Garage

4.93m x 2.69m. Accessed via an electric up and over door. Power and light. Wall mounted Worcester central heating boiler. Gas meter. Obscure glass double glazed window and side door.

DRIVEWAY

2 Parking Spaces

Brick block paved private driveway providing off street parking. Raised brick bordered mature flower and shrub beds. Side gates to both courtyard side gardens.









GROUND 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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