



5 Hawthorn Road, Broadwater, Worthing, BN14 9LT  
Guide Price £575,000





An extended four bedroom, three bathroom and four reception room detached chalet residence situated within both a highly sought after road and catchment area. The property offers spacious and truly versatile accommodation consisting of an enclosed entrance porch, reception hall, lounge, kitchen, snug, sun room, ground floor bathroom and shower room, office/potential annex with en-suite shower room, two ground floor bedrooms, first floor landing, two first floor bedrooms, private driveway and West aspect rear garden.

- Four Bedroom Detached Chalet
- Highly Sought After Road
- West Rear Garden
- Adjoining Office/Annex
- Versatile Accommodation
- Double Glazed Windows
- Broadwater Catchment Area
- Viewing Recommended







### Enclosed Entrance Porch

1.88m x 0.97m (6'2 x 3'2)

Accessed via part glazed wooden front door. Two East aspect obscure glass windows. Wall light point. Inner obscure glass double glazed door to the reception hall with matching window to side.

### Reception Hall

5.41m x 1.75m (17'9 x 5'9)

Two radiators. Built in storage cupboard. Textured ceiling. Staircase to first floor landing.

### Lounge

4.67m into bay x 4.37m (15'4 into bay x 14'4)

Dual aspect via an East facing double glazed bay window and North facing double glazed window. Feature open fireplace with exposed brick chimney breast and an inset wood burning fire on a raised hearth. Radiator. Wood effect vinyl flooring. Coved and textured ceiling.

### Kitchen

4.19m x 3.58m (13'9 x 11'9)

Fitted suite comprising of a one and a half bowl single drainer 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. Space for range cooker with extractor hood over. Space for further appliances. Part tiled walls. Radiator., Wood effect vinyl flooring. Textured ceiling. South and West aspect double glazed windows. Double glazed door to sun room.

### Sun Room

4.80m x 2.74m (15'9 x 9'0)

Dual aspect via South and West facing double glazed windows. Two wall light points., Wood laminate flooring. Pitched polycarbonate roof. Double glazed French doors to rear garden. Door to snug.

### Snug

3.12m x 2.51m (10'3 x 8'3)

West aspect double glazed window. Feature fireplace with exposed brick breast and inset wood burning fire

set on a raised hearth. Radiator. Textured ceiling. Door to office. Opening to bedroom four.

### Bedroom Four

3.05m x 2.90m (10'0 x 9'6)

Radiator in decorative casing. Wood effect vinyl flooring. Built in storage cupboards. Coved and textured ceiling.

### Bedroom Three

3.25m x 3.10m (10'8 x 10'2)

Dual aspect via East and South facing double glazed windows. Built in wardrobe. Radiator. Feature wall. Wood effect vinyl flooring. Coved and textured ceiling.

### Bathroom/W.C

2.08m x 1.70m (6'10 x 5'7)

Comprising of a paneled bath having mixer taps with shower attachment. Wash hand basin. Push button w.c. Chrome ladder design radiator. Radiator in decorative casing. Vinyl flooring., Obscure glass double glazed window.

### Shower Room/W.C

2.11m x 1.17m (6'11 x 3'10)

Comprising of a step in shower cubicle with shower unit. Wash hand basin., Push button w.c, Chrome ladder design radiator. Radiator in decorative casing. Vinyl flooring. Obscure glass double glazed window.

### First Floor Landing

2.11m x 1.57m (6'11 x 5'2)

Eaves storage cupboard. Textured ceiling with access to loft space.

### Bedroom One

4.04m x 3.35m (13'3 x 11'0)

North aspect double glazed windows. Built in storage cupboards. Radiator. Textured ceiling.

### Bedroom Two

4.34m x 3.63m (14'3 x 11'11)

West aspect double glazed windows. Built in storage. Radiator. Textured ceiling.

### OUTSIDE

### Private Driveway

Brick block paved private driveway providing off street parking. Flower and shrub bed. Access to office/annex.

### Front Garden

Laid as a shingle and rockery bed. Side access to rear garden.

### Rear Garden

West facing with the first area of garden being paved to the rear and width of the home and offering ample space for garden table and chairs. Area laid to lawn. Flower and shrub beds.. Summer house. To the rear of the garden is a picket fence that borders and children's play area that also runs the width of the garden.

### Office/Annex

5.77m x 2.95m (18'11 x 9'8)

Considered ideal for a multiple of uses. East and West aspect double glazed windows. Double glazed door to driveway. Internal door to bungalow.

### Kitchen Area

Fitted suite comprising of a single drainer sink unit with mixer taps and storage cupboards below. Matching shelved wall unit. Appliance space. Work top area for use as breakfast bar area or space for appliance below.

### En-Suite Shower Room/W.C

2.62m x 0.74m (8'7 x 2'5)

NB: Room measurements within the office area. Step in shower cubicle with shower unit. Wall mounted wash hand basin. Push button w.c.

### Council Tax

Council Tax Band E







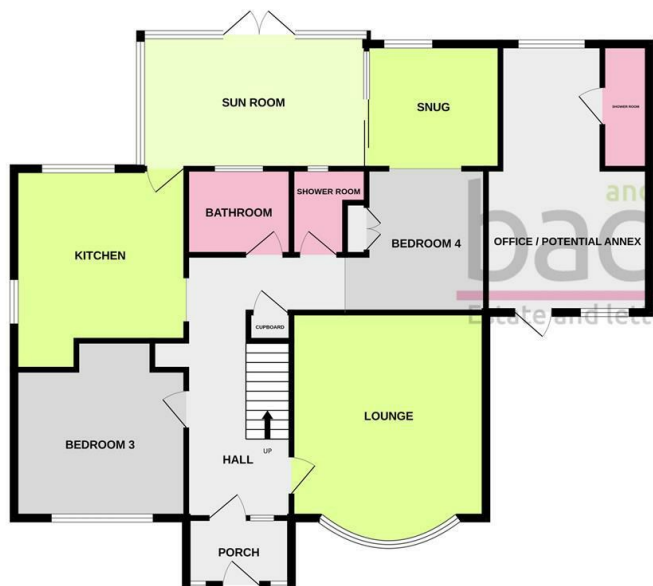




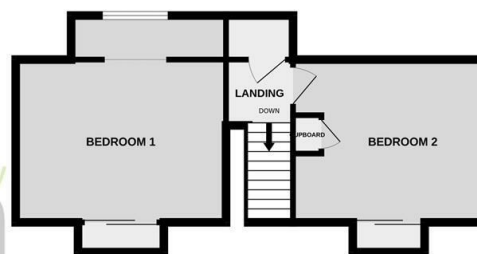




GROUND FLOOR



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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>82</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>59</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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 confirm their condition or working order.

