



Fifth Avenue, Charmandean, Worthing, BN14 9NL  
Guide Price £785,000

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This spacious detached residence is set on a generous corner plot within a highly sought-after catchment area. The property is presented to a high standard throughout, having been updated over the years by the current owner and benefits from double-glazed windows, majority dual-aspect rooms, gas central heating, and solar panels.

The home is ideally positioned close to local shops and amenities, including Broadwater's main shopping parade and the Lyons Farm Retail Park. Excellent transport links are available via local bus services and Worthing Central mainline station, while convenient access to both the A24 and A27 makes commuting straightforward.

This desirable location, combined with the generous plot and well-presented interior, makes internal viewing essential to fully appreciate the size, layout, and quality of accommodation on offer.



- Detached Family House
- Highly Desired Catchment
- Three Double Bedrooms
- South Aspect Rear Garden
- Double Length Garage
- Easy Access To The Towns
- Scope To Extend (STPP)
- Viewing Essential



### Reception Hall

Approached via a uPVC front door with an obscure glass double-glazed side window. Generous size reception hall include a column radiator, central heating programmer, and Karndean flooring. Stairs leading to the first-floor landing, with a useful understairs storage cupboard. Glazed French doors provide access to the lounge.

### Lounge

8.20 x 3.91 (26'11" x 12'10")

A bright and spacious triple-aspect room with North and East facing double-glazed windows, along with South-facing double-glazed sliding doors that open onto the rear garden. A log burner is set within the chimney breast, complemented by a stone wall-mounted hearth. Additional features include column-style radiators and an open plan layout leading into the dining area.

### Dining Room

2.72 x 2.64 (8'11" x 8'8")

South aspect via a double-glazed window, this space features a stylish tall curved radiator and Karndean flooring. The area comfortably accommodates a dining table making it ideal for both everyday meals and entertaining.

### Kitchen

5.00 x 2.87 (16'5" x 9'5")

Fitted with a range of cream high-gloss cupboards and drawers, complemented by granite work surfaces and matching splashbacks. Includes an inset sink with drainer and mixer tap, integrated dishwasher, glass hob, and built-in oven and grill. There is also space for an American-style fridge freezer. Additional features include a tall radiator, Karndean flooring, and a glazed door providing access to the covered side lean-to.

### Ground Floor Cloakroom

Fitted with a close-coupled W.C. and hand wash basin, with part-tiled walls for a clean, modern finish. Features include an obscure glass double-glazed window, column-style radiator, and Karndean flooring.

### First Floor Landing

North facing double-glazed window providing natural light, with a column-style radiator. Access to loft space and a built-in airing cupboard housing the hot water tank and controls.

### Bedroom One

4.90 x 4.01 (16'1" x 13'2")

Dual aspect with South and East-facing double-glazed windows, this spacious bedroom features fitted wardrobes, a dressing table, drawer units, a column-style radiator, and carpeted flooring

### Bedroom Two

3.96 x 2.84 (13'0" x 9'4")

South aspect via double-glazed window, column-type radiator, inset wardrobe and TV space in the eaves, feature wall panelling, and carpeted flooring.

### Bedroom Three

4.32 x 3.23 (14'2" x 10'7")

Dual aspect with North and East facing double-glazed windows, fitted unit housing networking controls, column-type radiator, and carpeted flooring.

### Bathroom/W.C

2.72 x 1.96 (8'11" x 6'5")

Dual aspect with obscure glass double-glazed windows, fitted suite comprising a panelled bath with thermostatically controlled shower unit, hand wash basin with mixer tap, mirror unit with side-opening cabinet, push-button WC and pan, column-type radiator, majority tiled walls, extractor fan, and Karndean flooring.

### Covered Side Lean To

Double glazed doors to the front and rear, with access to a built-in cupboard housing the boiler, utility meters, fuse box, washing machine and additional storage. Wood flooring and wall-mounted strip lighting.

### Front Garden

A lawn enclosed by high hedging and a walled boundary, offering privacy and a secure outdoor space.

### Side Garden

Majority of the space is lawn, bordered by high hedging and a walled boundary, offering privacy and a secure setting. Two flower beds—also ideal as vegetable patches are thoughtfully positioned between steps for easy access. Additional features include a large open log store/storage area and a garden shed, providing practical outdoor storage solutions.

### Rear Garden

This secluded, South facing garden is a standout feature of the property, offering a versatile and thoughtfully designed outdoor space. A combination of composite decking and stone slab areas create distinct zones for dining, lounging, and entertaining. Two pergolas provide optional shade over the seating areas, while additional highlights include an outdoor shower, a sunken hot tub, and a dedicated BBQ area—perfect for both relaxing and hosting.

### Private Driveway

A generously sized brick block-paved driveway offers ample off-road parking for multiple vehicles complemented by an electric gate. Ideal for families or those needing extra space.

### Double Length Garage

5.99 x 2.82 (19'8" x 9'3")

Accessed via double doors at the front or a sliding door to the side from the lean-to. The space benefits from strip lighting and a radiator in both the garage and the office area. A connecting door leads from the garage into a partitioned office space. NB: The garage has been adapted with a partition wall to create a separate office or room; this can easily be removed to restore the original full-length double garage, if preferred.

### Office

3.45 x 2.74 (11'4" x 9'0")

South aspect with double-glazed window, radiator, power, lighting and telephone points, and carpeted flooring.

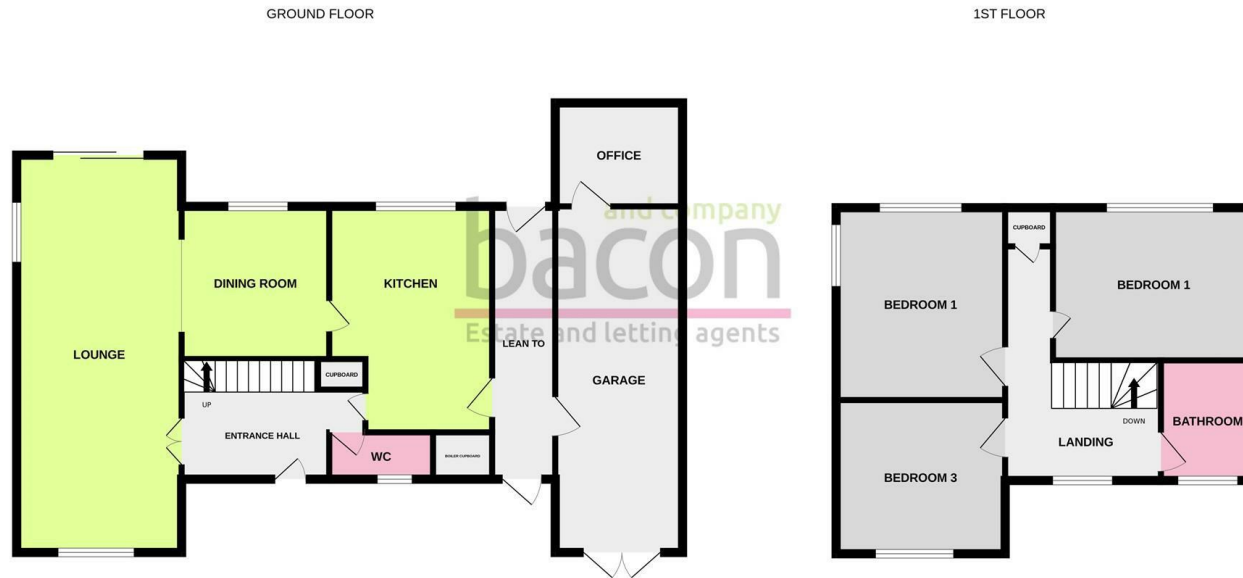
### Council Tax

Council Tax Band F









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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</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.



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