

and company bacon bespoke

# 45 First Avenue, Worthing - BN14 9NJ

Guide Price £950,000



# 45 First Avenue

## Worthing

A beautifully presented, newly built, four/five bedroom detached family home situated in the highly sought after catchment area of Charmandean, in close proximity to local parks, the South Downs, schools, shops and easy to both the A27 and A24 roads.

The property is situated on an excellent sized plot with a large Westerly aspect rear garden. Internally, the property offers ideal family living accommodation, with a spacious kitchen/dining room and a living room, both of which feature large bi-folding doors opening onto the rear garden. Four double bedrooms, two en-suite shower rooms and a family bathroom, all featuring high-quality Villeroy & Boch fixtures and fittings. Additional benefits include a ground floor cloakroom, utility room, wireless and wired network throughout, hot water and underfloor heating via a 3 phase Daikin air source heat pump, garage, and large private driveway. Remainder of a 10 year new home warranty.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

**Grand Reception Hall**

Accessed via a composite front door. Engineered oak flooring with underfloor heating. Impressive oak and glazed finished staircase leading up to a galleried landing and with a bespoke built in understairs storage cupboards with high gloss finished units. Wall mounted heating control. Smoke alarm. East aspect double glazed frosted window.

**Lounge**

25′ 11″ x 13′ 2″ (7.90m x 4.01m)

Dual aspect via Two North aspect double glazed frosted tilt feature windows and West aspect double glazed bi-folding doors overlooking and leading to the rear garden. Engineered oak flooring with underfloor heating. Tv point. Wired for surround sound. Telephone point. Ceiling downlights. Two openings flowing through into the dining area.

**Kitchen/Dining Room**

18′ 8″ x 17′ 7″ (5.69m x 5.36m)

Modern fitted suite comprising of a single BLANCO sink unit with a Quooker mixer tap and boiling feature, inset to a quartz worktop having storage below. Additional Quartz worktops offering additional high gloss, matt and oak effect units above and below. Built in Siemens combination oven and microwave. Integrated feature stainless steel Fisher and Paykel American style fridge/freezer. Integrated dishwasher,. Pull out corner unit. Falmec induction hob with built in extractor, polished steel pop up plug sockets, push open overhead units with electric push button close feature. Pull out larder cupboard. Extended breakfast bar with space for four stools. Space for formal dining room table and chairs. Engineered oak flooring with underfloor heating. Ceiling downlights. Oak door to the utility room. Double glazed full length frosted tilt window. West aspect double glazed window and bi-folding doors overlooking and leading to the rear garden.

**Utility Room**

Single BLANCO stainless steel unit inset to roll top work surfaces with chrome mixer tap, matching range of high gloss wall and base units with built in Siemens washing machine and tumble dryer. Smoke alarm. Ceiling downlights. Fully tiled floor. Door leading to garage. Glazed frosted window to side. Composite door leading out to side access.



**Office / Bedroom Five**
12′ 0″ x 7′ 4″ (3.66m x 2.24m)
East aspect double glazed bay window with fitted blinds. Engineered oak flooring with underfloor heating. Tv point. Wall mounted thermostat. Ceiling downlights.

**Ground Floor Cloakroom**
Beautifully finished tiled WC with underfloor heating. Floating Villeroy & Boch w.c with Roca chrome push plate feature. Villeroy & Boch wash hand basin set into vanity unit with drawer space below. Ceiling downlights.

**Galleried Landing**
Engineered oak floor throughout with a glazed galleried landing overlooking the reception hall. East aspect double glazed window. Large bespoke chandelier.

**Bedroom One**
16′ 0″ x 12′ 0″ (4.88m x 3.66m)
East aspect double glazed windows. Range of bespoke fitted wardrobes and chest of drawers. Tv point with broadband. Telephone point . Wall mounted under floor heating thermostat. Ceiling downlights. Door leading into;

**En-Suite Shower Room/W.C**
Walk in glass shower enclosure with chrome mains shower, floating head and shower attachment. Villeroy & Boch wash hand basin inset to vanity unit with matching designer chrome mixer tap. Villeroy & Boch vanity mirror with light and shaver socket. Floating low level flush w.c. with Roca chrome push plates. Wall mounted chrome heated towel rail. Wall mounted vanity cupboard. Tiled flooring with underfloor heating. Ceiling downlights. Extractor fan. Double glazed window to side aspect with fitted blinds. Double glazed electronic Velux window with built in blind.

**Bedroom Two**
12′ 10″ x 12′ 7″ (3.91m x 3.84m)
West aspect double glazed windows. Range of fitted bespoke wardrobes. Tv point with broadband. Telephone point. Underfloor heating. Wall mounted thermostat. Door leading to:



**En-Suite Shower Room/W.C**
Walk in glass shower enclosure with designer chrome main shower, floating head and shower attachment. Vileroy & Boch wash hand basin inset to vanity unit with designer matching chrome mixer tap. Villeroy & Boch vanity mirror with light and shaver socket. Floating w.c. with Roca chrome push plate. Tiled floor with underfloor heating. Wall mounted chrome heated towel rail, Part tiled walls. Extractor fan. Spotlights. Double glazed frosted window.

**Bedroom Three**
12′ 0″ x 10′ 4″ (3.66m x 3.15m)
West aspect double glazed windows. Underfloor heating with wall mounted thermostat. Tv point. Telephone point. Space for wardrobe. Ceiling downlights.

**Bedroom Four**
12′ 4″ x 10′ 4″ (3.76m x 3.15m)
East aspect double glazed windows. Underfloor heating with wall mounted thermostat. Space for wardrobes. Tv point with broadband. Telephone point. Ceiling downlights.

**Family Bathroom**
Villeroy & Boch panel enclosed bath with glass shower screen and chrome designer mains shower above, floating head and shower attachment. Low level floating w.c. with chrome Roca push plate. Villeroy & Boch wash hand basin with matching chrome mixer tap inset to vanity unit below. Villeroy & Boch vanity mirror with light and shaver socket. Tiled floor with underfloor heating. Wall mounted chrome heated towel rail. Part tiled walls. Built in airing cupboard with shelving. Ceiling downlights. Extractor fan. Double glazed frosted window.





**Front Garden**

Laid to lawn with two hedge borders. Gate providing side access to rear garden.

**Rear Garden**

West facing, secluded and a further feature of this property. The garden is fully enclosed and to the majority laid to lawn with an attractive wrap around patio off the back of the house. Flower and shrub borders and beds. Various mature trees. Outside water tap. Side access to a timber storage shed. Further side access leading to the Utility Room.

**Driveway**

1 Parking Space

Brick block paved private driveway providing off street parking for several vehicles and leading to the garage. Side gate to the rear garden.

**Garage**

Single Garage

21′3 x 11′5. Integral and accessed via an electric up and over door. 3 Phase 22KW Zappi EV charger. Cupboard enclosed electrics. Media station and heat source pump. Power and light.



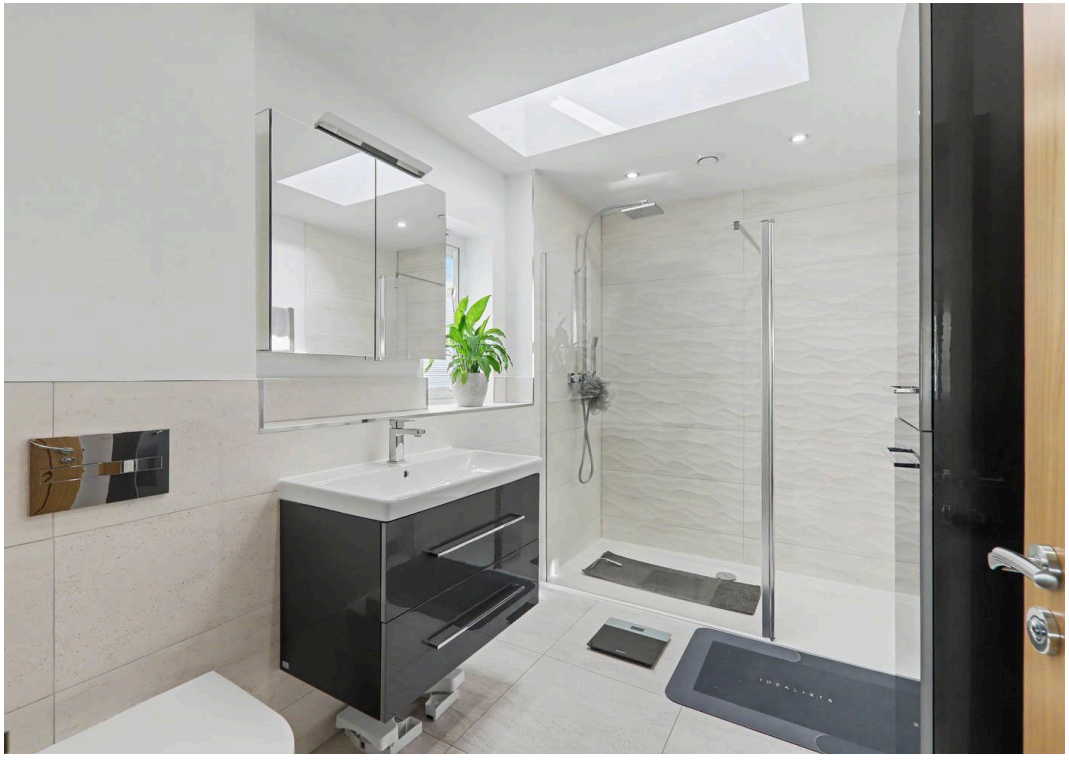




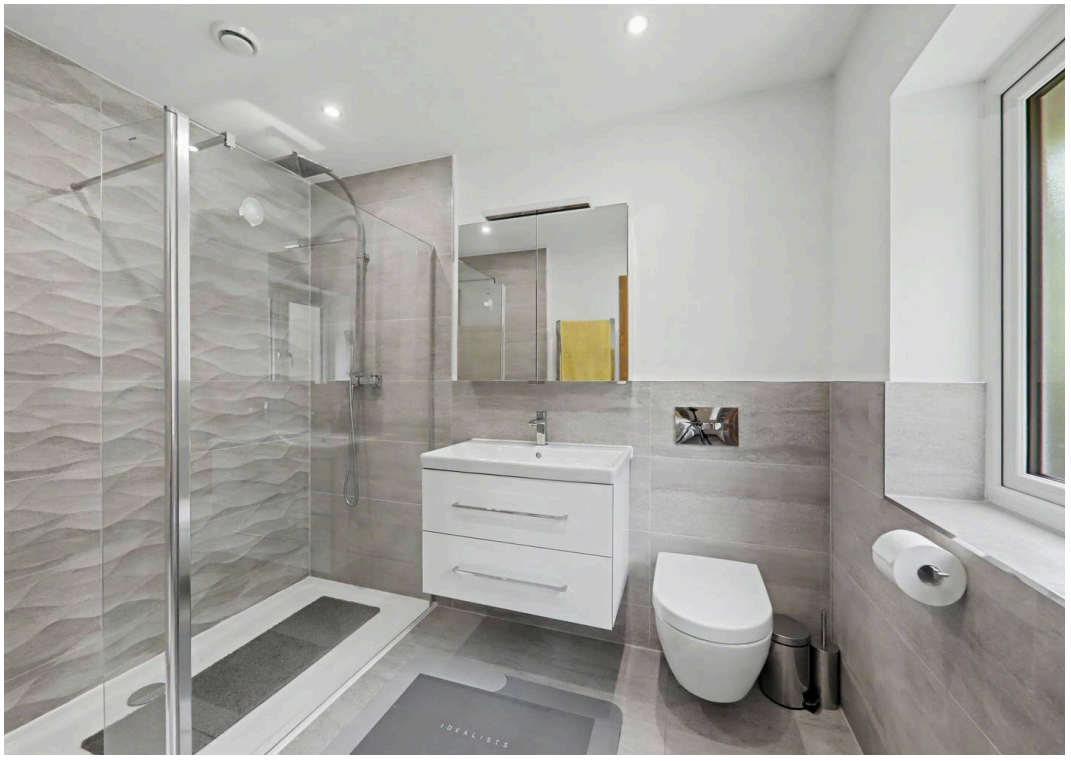












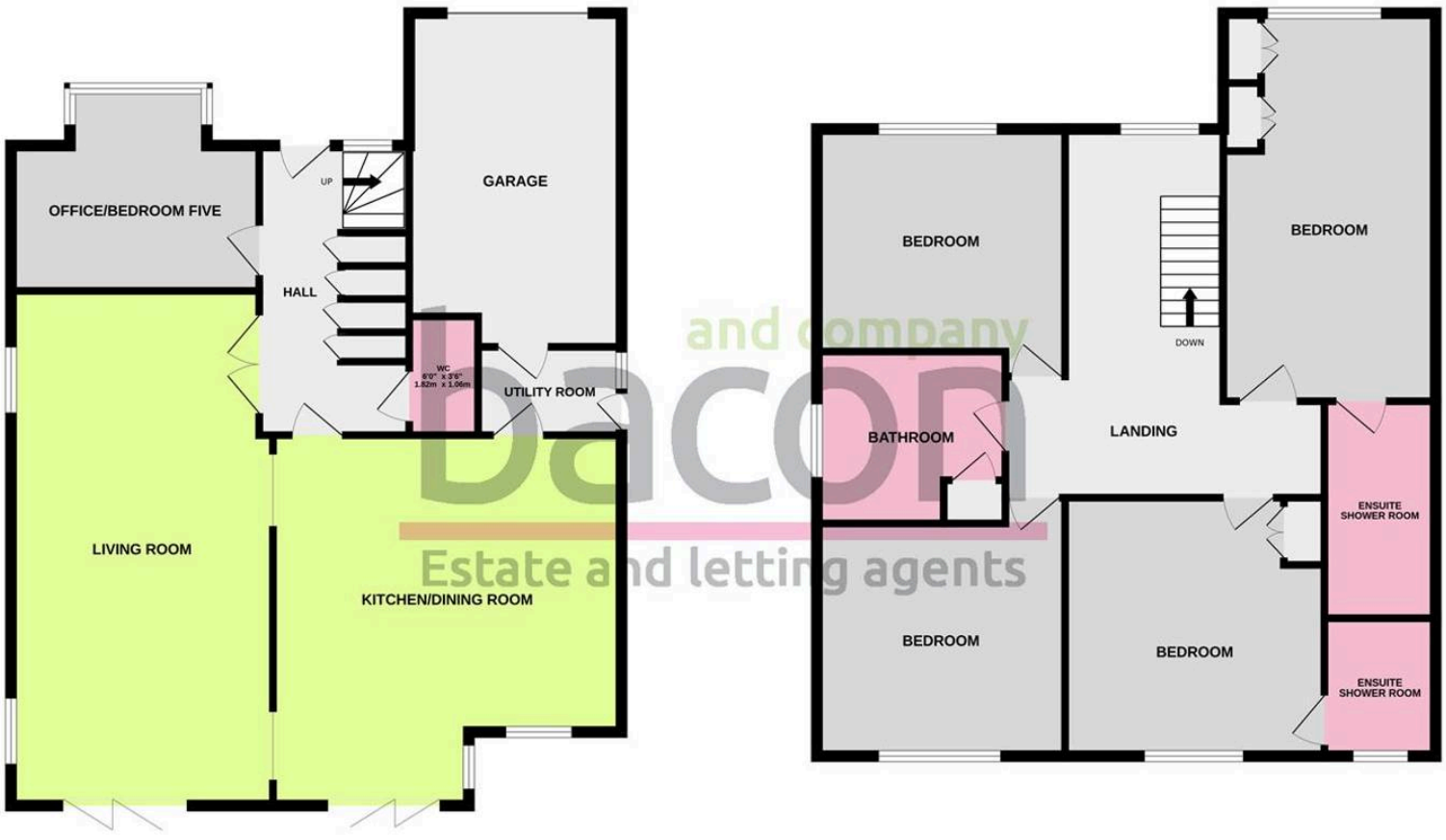

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GROUND FLOOR

1ST FLOOR




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