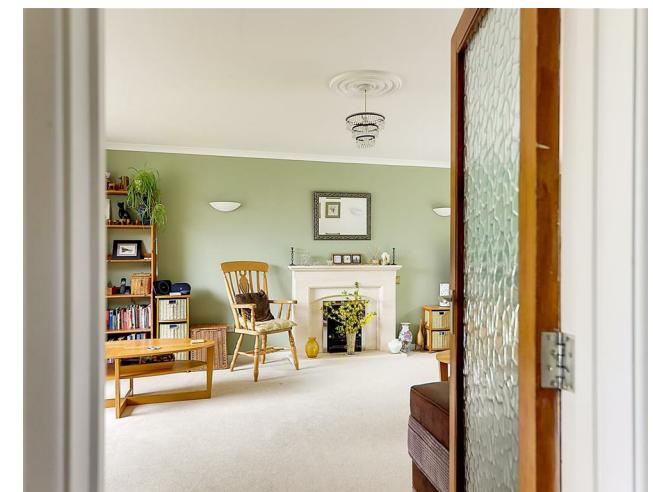




5 Longlands Spinney, Charmandean, Worthing, BN14 9NU  
Guide Price £800,000

and company  
**bacon**  
*bespoke*



An impressive and spacious four to five double bedroom detached family residence forming part of a cul-de-sac within the highly sought after catchment area of Charmandean. The accommodation consists of a covered porch, reception hall, lounge, open plan kitchen/dining room, family room, office, ground floor cloakroom, first floor landing, principle bedroom with en-suite shower room, three further bedrooms, family bathroom/w.c, loft, private driveway, double garage, front garden and two tiered rear garden with a timber garden cabin/office/hobbies room.

- Detached Family Residence
- Four Double Bedrooms
- Sought After Catchment Area
- Cul-De-Sac Position
- Feature Rear Gardens & Cabin
- Driveway & Double Garage
- Open Plan Kitchen/Dining
- EASEE EV Charging point



### Covered Porch

Double glazed front door with matching side panel to the reception hall.

### Reception Hall

6.07m x 3.15m (19'11 x 10'4)

Radiator with display shelf over. Central heating thermostat. Stripped and stained wood floorboards. Built in storage cupboard. Coved and textured ceiling. Staircase to first floor landing. Doors to all ground floor rooms.

### Lounge

7.49m x 4.52m (24'7 x 14'10)

Dual aspect via South facing double glazed windows and North facing double glazed sliding patio doors to the rear garden. Decorative fireplace with a raised hearth having matching surround and mantle over. Three wall light points. Two radiators. Levelled and coved ceiling with ceiling rose.

### Family Room/Bedroom Five

3.91m x 3.63m (12'10 x 11'11)

Dual aspect via East and South facing double glazed windows. Radiator. Stripped and stained wood floorboards. Coved and textured ceiling.

### Office

3.02m x 2.16m (9'11 x 7'1)

South aspect double glazed windows. Radiator. Textured ceiling.

### Open Plan Kitchen/Dining Room

5.84m x 4.55m (19'2 x 14'11)

Re-fitted suite comprising of a one and a quarter bowl single drainer sink unit with mixer taps and having storage cupboards and space for dishwasher below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset five ring hob with fitted extractor hood over. Fitted oven and grill. Space for washing machine and American design fridge/freezer. Radiator. Matching island with fitted breakfast bar. Space for dining table and chairs. Wood effect vinyl flooring. Levelled ceiling with spotlights. Two East facing velux windows. North and South aspect double glazed windows. Double glazed French doors to the rear garden.

### Ground Floor Cloakroom

2.39m x 1.37m (7'10 x 4'6)

Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Radiator. Part tiled walls. Textured ceiling. Obscure glass double glazed window.

### First Floor Landing

4.04m x 2.92m (13'3 x 9'7)

North aspect double glazed window. Built in double airing cupboard housing the home's water tank and slatted shelving. Radiator with display shelf over. Dimmer switch. Textured ceiling with access to loft space.

### Bedroom One

4.60m x 3.07m (15'1 x 10'1)

South aspect via double glazed windows offering views across parts of Worthing and to the sea beyond. Three fitted double wardrobes and matching storage cupboard. Two radiators. Textured ceiling.

### En-Suite

2.57m x 2.41m (8'5 x 7'11)

Fitted suite comprising of a panelled spa bath having mixer taps with shower attachment. Step in shower cubicle with shower unit and tiled surround. Fitted wall mirror. Concealed push button w.c. Wash hand basin having mixer taps with storage cupboard below. Ladder design radiator. Majority tiled walls. Marble effect vinyl flooring. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

### Bedroom Two

4.60m x 3.07m (15'1 x 10'1)

South aspect double glazed windows offering views across parts of Worthing and to the sea beyond. Fitted bedroom wardrobes. Radiator. Textured ceiling.

### Bedroom Three

4.60m x 3.07m (15'1 x 10'1)

North aspect double glazed windows. Fitted bedroom wardrobes. Radiator. Textured ceiling.

### Bedroom Four

4.04m x 2.92m (13'3 x 9'7)

South aspect double glazed windows. Built in double storage with also access to eaves storage space. Radiator. Fitted dressing table with wall light point over. Textured ceiling.

### Family Bathroom

2.41m x 2.08m (7'11 x 6'10)

Fitted suite comprising of a panelled bath having mixer taps and with shower unit, curtain and rail over. Wash hand basin having mixer taps and storage cupboard below. Push button w.c. Ladder design radiator. Majority tiled walls. Fitted wall mirror. Electric

shaver point within the cupboard under the sink.. Wood effect vinyl flooring. Levelled and coved ceiling with spotlights. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Laid to lawn with flower and shrub beds. A pathway divides the lawn area with steps up to the home's front door. Access to rear garden via gates to either side of the property.

#### Rear Garden

The rear garden arranged over two separate levels. The first area of garden is laid to Indian sandstone to the full width of the property with a seating area set under a pergola, summerhouse, outside wall light and built in cupboard with water tap and housing the homes wall mounted central heating boiler. This area also has raised brick edged flower and shrub beds with steps leading up to the majority of area being laid to lawn. Additional steps take you to the second section of garden which is also laid to lawn with additional flower and shrub beds. The cabin can also be found in this second section of garden.

#### Garden Cabin

5.05m x 2.90m (16'7 x 9'6)

Timber construction. Pitched roof. Power and light. Hardwired broadband. Windows overlooking and doors to the second section of rear garden.

#### Private Driveway

Providing off street parking for two to three vehicles and leading to the property's garage. EASEE EV Charging point.

#### Double Garage

6.25m x 5.69m (20'6 x 18'8)

Integral and brick built. Accessed via an up and over door. Power and light. Gas and electric meters.

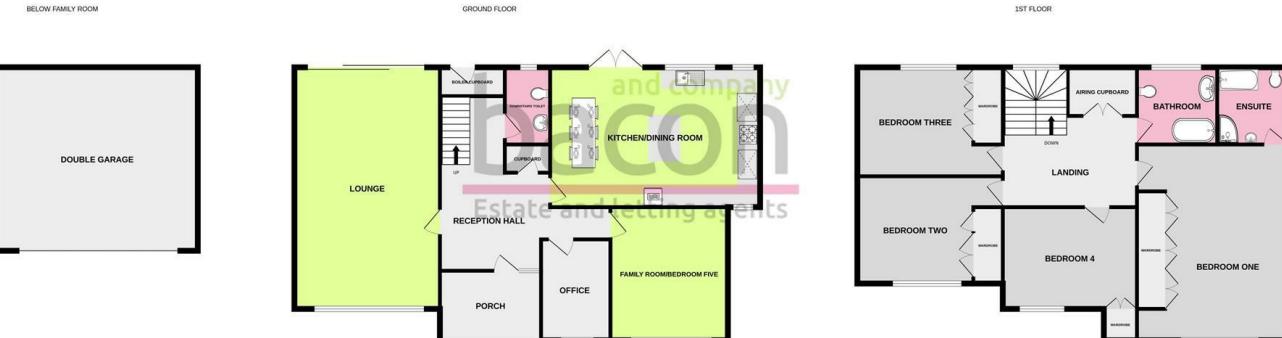
#### Council Tax

Council Tax Band G









Whilst every effort 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                                   |                         | 77        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      |           |
| (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.

