53 Longlands, Charmandean, Worthing, BN14 9NW

Asking Price £950,000

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A rare opportunity to purchase this extended and well presented cared for family home set in its own gardens and located in highly sought after Charmandean. This is the first time this home has been offered for sale since the current owner purchased from new in the 1970's. Available with no ongoing chain and with the accommodation briefly comprising, covered entrance, vestibule, entrance hall, cloakroom/Wc, living room, dining room, sun lounge, kitchen/dining room, sitting room and study/bedroom. To the first floor there is bedroom one with dressing room, bath/shower room/Wc and access to the substantial SOUTH FACING SUN TERRACE with rooftop views towards the sea. Three further double bedrooms and family bathroom/Wc. Externally there is a double garage extended to the rear and lawned gardens to South, West and East aspects. Viewing is highly recommended to appreciate the overall size and location of this home.

- Detached Extended Family Home
- Feature South Facing Sun Terrace
- Spacious Lounge & Dining Room
- South Facing Sun Lounge
- Dressing Room & Ensuite
- Four Double Bedrooms
- Ground Floor Study & Sitting Rm
- Extended Double Garage

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Covered Porch
Attractive green tiled floor and front door with windows either side opening to;

Vestibule
Fitted cloaks cupboard. Double doors open to the hall.

Entrance Hall
5.70 x 2.66 (18'8" x 8'8")
Radiator. Staircase rising to the first floor. Under stairs cupboard. Cloaks cupboard. Central heating thermostat.

Cloakroom/Wc
Low level flush Wc. Wall mounted wash hand basin. Tiled walls. Extractor fan.

Living Room
7.63 x 4.23 (25'0" x 13'10")
A dual aspect room with double glazed window to the front and double glazed South facing sliding patio doors to the rear. Radiator. Feature fireplace with fitted real flame fire. Four wall light points. Double doors opening to the sun lounge. Archway to dining room.

Dining Room
3.92 x 3.60 (12'10" x 11'9")
Double glazed South facing sliding patio doors to the rear. Radiator.

Sun Lounge
4.82 x 3.17 (15'9" x 10'4")
South and West aspect double glazed windows and sliding patio doors. Radiator. Four wall light points.

Kitchen / Dining Room
6.54 x 3.99 narrows to 3.58 (21'5" x 13'1" narrows to 11'8")
An excellent range of work surfaces with inset sink and double drainer unit. Range of cupboards and drawers fitted under. Built in oven and grill. Fitted hob. Space for three appliances. Wall mounted boiler. Space for table and chairs. Part tiled walls. Tiled floor. South facing double glazed window and further double glazed window to the East aspect.

Sitting Room
4.20 x 2.64 (13'9" x 8'7")
Double glazed windows to South and North aspect. Double glazed door leading to the rear garden. Radiator. Archway to bedroom/study.

Bedroom / Study
3.17 x 1.95 (10'4" x 6'4")
Double glazed window. Radiator.

First Floor Landing
Double airing cupboard housing hot water cylinder. Access to loft space. Radiator. Double glazed window.

Bedroom One
4.85 x 3.61 (15'10" x 11'10")
Double glazed patio doors opening onto the South facing sun terrace. Radiator. Archway leading to;

Dressing Room
1.92 x 1.79 (6'3" x 5'10")
Vanity surface with inset sink. fitted double wardrobe. Double glazed window. Door to;

Bath / Shower Room/Wc
3.19 x 1.87 (10'5" x 6'1")
Suite comprising panelled bath, walk in shower cubicle, pedestal wash hand basin and low level flush Wc. Tiled walls. Radiator. Double glazed window.

Sun Terrace
A substantial terrace with superb Southerly aspect views over rooftops and towards the sea. The terrace extends across the rear of the home with patio door access from bedroom one and bedroom two.

Bedroom Two
4.70 x 4.25 (15'5" x 13'11")
Double glazed patio doors opening onto the South facing sun terrace. Radiator. Fitted three door wardrobes.

Bedroom Three
3.61 x 2.95 (11'10" x 9'8")
Double glazed South facing window. Radiator.

Bedroom Four
4.25 x 2.86 (13'11" x 9'4")
Double glazed window. Radiator.

Family Bathroom/Wc
2.67 x 1.86 (8'9" x 6'1")
Suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush Wc. Tiled walls. Radiator. Double glazed window. Wall mounted heater.

Private Driveway
A sweeping drive providing off road parking and giving access to the double garage.

Double Garage
Extended to the rear to create additional storage space. Electric door.

Rear and Side Gardens
This home is set within its own gardens with the rear facing South. The gardens are mainly laid to lawn and wrap around the home extending out to the West reaching to the pedestrian footpath. There is a covered terrace of Southerly aspect which extends across the rear of the home with patio door access from the dining room and living room.

Required Information
Council tax band: G

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

MEN
Johnny's
JOHNNY'S CHOP SHOP

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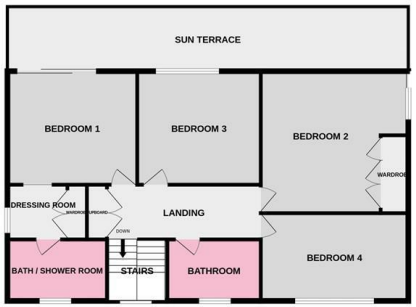
GROUND FLOOR

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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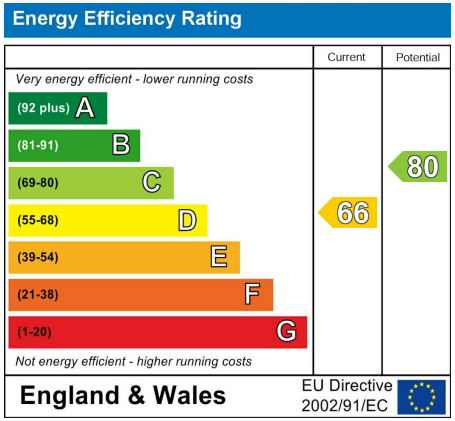

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

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