



7 Carnegie Gardens, Broadwater, Worthing, BN14 7AS

Guide Price £475,000

bacon and company
Estate and letting agents



A four bedroom semi detached house forming part of a private cul-de-sac within the sought after catchment area of Broadwater. close to local shops, schools and amenities. The accommodation consists of a reception hall, lounge, dining room, conservatory. kitchen, utility room, ground floor cloakroom, first floor landing, principle bedroom with en-suite, three further bedrooms, family bathroom/w.c, loft, private driveway, garage, front and rear gardens.

- Semi Detached Residence
- Four Bedrooms
- Cul-De-Sac Location
- Broadwater Catchment
- West Rear Garden
- Two Bathrooms
- Ground Floor Cloakroom
- No Onward Chain



Reception Hall

3.96m x 3.35m (13'0 x 11'0)

Accessed via a private front door. Radiator. Central heating thermostat. Levelled and coved ceiling. Staircase to first floor landing having an understairs storage cupboard with light point

Lounge

6.40m x 3.66m (21'0 x 12'0)

Dual aspect East facing double glazed windows and West facing double glazed sliding doors to the rear garden. Fireplace having hearth, wooden surround and mantle over. Radiator. Dimmer switch. Levelled and coved ceiling with two ceiling light points. Double doors to the dining room.

Dining Room

3.18m x 2.59m (10'5 x 8'6)

West aspect via double glazed sliding doors to the conservatory. Radiator. Dimmer switch. Levelled and coved ceiling.

Conservatory

Triple aspect via North, West and South facing windows. Pitched glazed roof. Doors to the rear garden.

Kitchen

4.29m x 2.79m (14'1 x 9'2)

Fitted suite comprising of a single drainer sink unit with mixer taps and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob with extractor hood over and fitted oven and grill below. Space for dishwasher and further appliances. Part tiled walls. Tiled flooring. Levelled and coved ceiling. West aspect double glazed window. Opening to utility room.

Utility Room

2.11m x 1.80m (6'11 x 5'11)

East aspect double glazed window. Single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Matching shelved wall units. Space for further appliance. Part tiled walls. Tiled flooring. Wall mounted central heating boiler. Central heating programmer. Levelled and coved ceiling. Obscure glass double glazed door to driveway.

Ground Floor Cloakroom

2.06m x 0.86m (6'9 x 2'10)

Concealed low level w.c. Wall mounted wash hand basin with tiled splashback. Radiator. Tile effect vinyl flooring. Levelled and coved ceiling. Obscure glass double glazed window.

First Floor Landing

3.96m x 1.22m (13'0 x 4'0)

East aspect double glazed window. Built in storage cupboard housing the homes water tank. Levelled and coved ceiling with access to loft space.

Bedroom One

4.83m x 3.61m (15'10 x 11'10)

West aspect via double glazed windows. Fitted mirror fronted wardrobes. Radiator. Levelled and coved ceiling.

En-Suite Bathroom

2.13m x 1.91m (7'0 x 6'3)

Fitted suite comprising of a panelled bath with twin hand grips and having mixer taps with shower attachment. Pedestal wash hand basin with mixer taps. Low level w.c. Radiator. Part tiled walls. Tile effect vinyl flooring. Levelled and coved ceiling. Obscure glass double glazed window.

Bedroom Two

3.18m x 2.82m (10'5 x 9'3)

West aspect via double glazed windows. Built in mirror fronted double wardrobe. Radiator. Levelled and coved ceiling.

Bedroom Three

3.18m x 2.62m (10'5 x 8'7)

West aspect via double glazed windows. Radiator. Levelled and coved ceiling.

Bedroom Four

3.25m x 2.79m (10'8 x 9'2)

East aspect via a double glazed window. Radiator. Levelled and coved ceiling.

Family Bathroom

2.16m x 1.91m (7'1 x 6'3)

Fitted suite comprising of a panelled bath with twin hand grips and having mixer taps with shower attachment. Pedestal wash hand basin with mixer taps. Low level w.c. Radiator. Part tiled walls. Tile effect vinyl flooring. Levelled and coved ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden

Flower and shrub beds. Pathway to the homes front door with an outside wall light.

Rear Garden

A further feature of the home due to its seclusion and West aspect. The first area of garden is paved to the rear of the home with space for bistro garden table and chairs. The majority of garden is then laid to lawn with flower and shrub borders. Ornamental fish pond with running water. Wall and fence panel enclosed.

Private Driveway

Providing off street parking and leading to the garage.

Garage

5.18m x 2.49m (17'0 x 8'2)

Adjoining brick built garage accessed via an up and over door. Pitched tiled roof. Power and light. Double glazed door to the rear garden.

Council Tax

Council Tax Band E

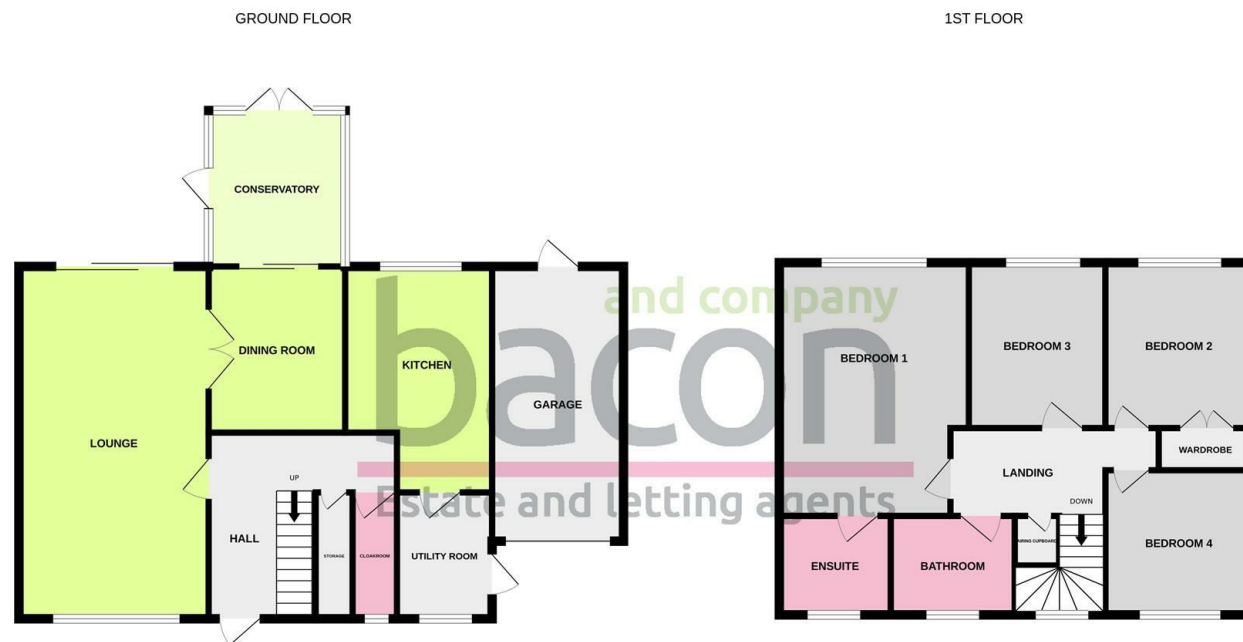
Private Road

Carnegie Gardens is a private cul-de-sac and as such the residents are responsible for the upkeep of the road. They hold an annual AGM and each resident contributes £40 per annum into a residents savings account.









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) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000

broadwater@baconandco.co.uk

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