



1 Swandean Close, Worthing, BN13 3AR
Price Guide £650,000

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A highly sought after development of detached houses built in 2001, this family home has deceptively large accommodation including as follows: Entrance porch, entrance hall, lounge, conservatory, kitchen opening onto a dining room, utility room, study/bedroom 5 and ground floor cloakroom. On the first floor there are four bedrooms with en suite to the master bedroom and family shower room/WC. Externally the garden is a feature of the property with off road parking at the front and driveway to double garage. Viewing is highly recommended.

- OPEN DAY SATURDAY 12TH APRIL/ APPOINTMENT ONLY
- Detached House Built 2001/ High Salvington
- Possible Five Bedrooms
- Lounge and Kitchen/Dining Room
- Utility Room
- En Suite and Family Shower Room/WC
- Ground Floor Cloakroom
- Attractive gardens/ parking
- Double Garage





Entrance Porch

Double glazed door to entrance porch, tiled flooring, door to:

Entrance Hall

Tiled flooring, staircase to first floor, under stairs cupboard, cloaks cupboard, coved ceiling.

Ground Floor Cloakroom

Low level flush WC, wall mounted wash hand basin with cupboards under, continued tiled flooring, coved ceiling.

Lounge

5.44m x 3.23m (17'10 x 10'7)

Coal effect gas fire with fireplace surround, coved ceiling, two radiators, triple glazed window and double glazed patio doors to:

Conservatory

5.23m x 3.20m (17'2 x 10'6)

Tiled flooring with double glazed b windows overlooking the rear garden. French doors to garden. Door to double garage..

Study/ Bedroom 5

2.13m x 2.13m (7'0 x 7'0)

Triple glazed window to front, coved ceiling, radiator.

Kitchen

2.77m x 2.49m (9'1 x 8'2)

Range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit, split level Neff oven and microwave, integrated fridge freezer and dishwasher, range of matching wall cupboards and part tiled walls, double glazed window overlooking the garden, radiator, coved ceiling, archway through to:

Dining Room

3.40m x 3.10m (11'2 x 10'2)

Radiator, triple glazed window, coved ceiling.

Utility Room

1.83m x 1.68m (6'0 x 5'6)

Worktop surfaces incorporating a single drainer sink unit with space used for washing machine and tumble dryer, radiator, double wall cupboard, wall mounted gas fired boiler, tiled flooring, part glazed door to rear garden.

First Floor Landing

Access to loft space, recessed airing cupboard.

Master Bedroom

4.14m x 3.23m (13'7 x 10'7)

Radiator, triple glazed window to rear, part sloping ceilings, double recessed wardrobe, door to:

En Suite Shower Room/WC

Step in fully tiled shower cubicle, low level flush WC, wash hand basin with cupboards under, radiator, double glazed window, medicine cabinet, coved ceiling.

Bedroom 2

3.53m x 3.10m (11'7 x 10'2)

Triple glazed window to front, radiator, coved ceiling.

Bedroom 3

3.28m x 2.57m (10'9 x 8'5)

Triple glazed window to front, radiator, recessed wardrobe.

Bedroom 4

2.41m x 2.36m (7'11 x 7'9)

Triple glazed window to rear, coved ceiling, single recessed wardrobe, radiator.

Family Shower Room/WC

Step in fully tiled double shower cubicle, low level flush WC, wash hand basin with cupboards under, double glazed window, coved ceiling.

Rear Garden

The rear garden is a feature of the property being mainly laid to lawn with mature flower and shrub borders, gazebo, . Large and smaller patio areas, fenced off side acces to front with private gate and shed.

Front garden/Off Road Parking

Private block paved driveway providing off road parking with access to:

Double Garage

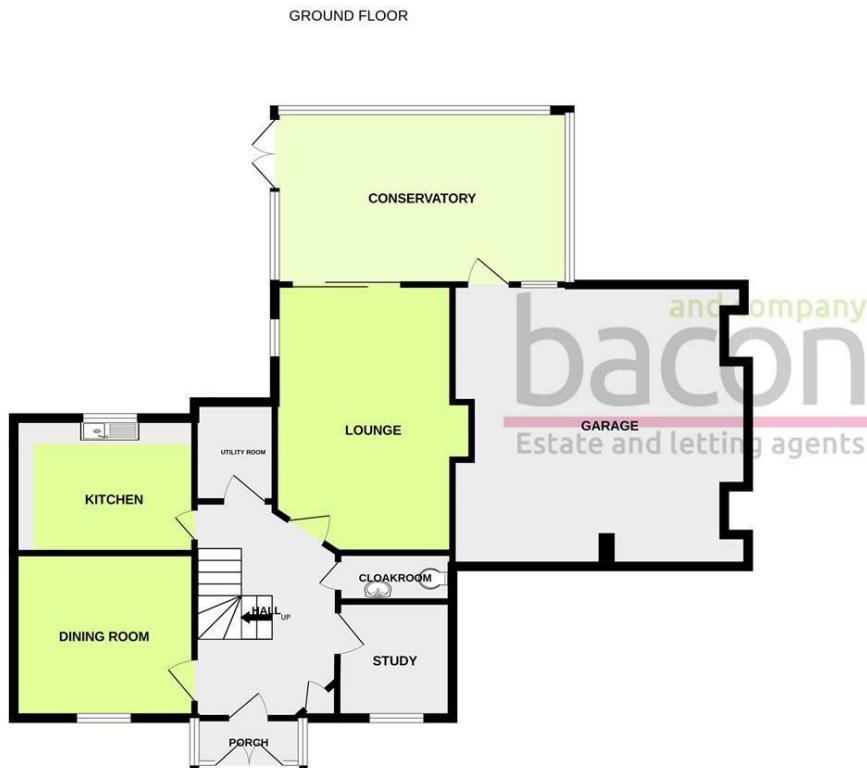
5.23m x 3.35m (17'2 x 11'0)

Two up and over doors, power and light. Door to conservatory.

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) A		
(81-91) B		77
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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