



39 Upper Brighton Road, Charmandean, Worthing, BN14 9HY  
Guide Price £900,000

and company  
**bacon**  
Estate and letting agents



We are delighted to offer for sale this extremely well presented & versatile family residence positioned in this charmandean location, close to local amenities & with good access to the A27.

In brief the property comprises of a spacious entrance hallway with access to ground floor shower room, a separate lounge / dining space with bi-folding doors bringing the outside in & being perfect for those summer evenings with family, there is a separate modern fitted kitchen with integrated appliances & island with breakfast bar, snug lounge area with fitted shutter blinds, a utility room with side access & direct access into one of the two garages that come with the property, to complete the ground floor accommodation you have a home office. On the first floor you have three spacious double bedrooms & one small double or good sized single bedroom, the master bedroom has an en-suite & dressing room with are both finished to

- Extended Detached Family Residence
- Four Spacious Bedrooms
- Four Bathrooms
- Gated Private Driveway & Two Garages
- Spacious Rear Garden Backing On To Playing Fields
- Two Reception Rooms
- Separate Utility Room
- Modern Fitted Kitchen
- En-Suite & Dressing Room To Master Bedroom
- Contemporary Four Piece Family Bathroom



### Entrance Hallway

6.1m x 2.13m (20'6 x 7'9)

Composite front door, solid wooden flooring, single radiator, wall mounted heating control panel, access to under stairs storage cupboard, stairs to first floor landing, security entry system for front gates, skimmed ceiling with coving & spotlights.

### Separate Lounge / Dining Room

10.36m x 5.49m (34'4 x 18'5)

Solid wooden flooring, television point, various power points, two radiators, PVCU double glazed window, wall mounted heating control panel, bi-folding doors leading out to rear garden, skimmed ceiling with coving & spotlights.

### Ground Floor Shower Room

1.83m x 0.91m (6'8 x 3'9)

Tiled flooring, low flush WC, pedestal hand wash basin with mixer tap, fitted shower cubicle having an integrated power shower, fully tiled walls, wall mounted mirror, extractor fan, skimmed ceiling, automatic motion detection spotlights.

### Home Office / Bedroom Five

3.96m x 2.44m (13'3 x 8'11)

Solid wooden flooring, wall mounted heating control panel, PVCU double glazed doors leading to rear garden, skimmed ceiling with coving & spotlights.

### Open Plan Kitchen / Separate Snug Lounge

11.28m x 4.27m at maximum measurements (37'10 x 14'11 at maximum measurements)

Kitchen Area:

Solid wooden flooring, solid granite work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, fitted eye level Lamona oven & microwave, inset stainless steel sink unit with mixer tap & double drainer, matching integrated fridge freezer, matching integrated Bosch dishwasher, fitted island with granite work surfaces also having various cupboards & drawers below, integrated five ring induction hob with extractor fan above, breakfast bar area with seating for four having further cupboards below, two sets of PVCU double glazed opening doors into rear garden, skimmed ceiling with coving & spotlights, doorway through to Utility Room.

Snug Lounge Area:

Solid wooden flooring, various power points, television point, built in hardwired surround sound system, PVCU double glazed window, skimmed ceiling with coving & spotlights, separate door through to Entrance Hallway.

### Utility Room

2.74m x 1.52m (9'4 x 5)

Solid wooden flooring, solid granite work surface with cupboards below & matching eye level cupboards with a high gloss finish, integrated stainless steel one & half bowl sink unit with mixer tap & single drainer, space & provision for washing machine & tumble dryer, space for separate free-standing fridge freezer unit, single radiator, skimmed ceiling with coving & spotlights, PVCU double glazed door leading out to side access & rear garden, wall mounted heating control panel, doorway through to Garage One.

### First Floor Landing

3.35m x 3.05m (11'8 x 10'6)

Carpeted flooring, various power points, PVCU double glazed window, three wall mounted light fittings, loft hatch access with drop down ladder, skimmed ceiling with coving, smoke detector.

### Master Bedroom

6.1m x 3.96m (20'7 x 13'10)

Laminate flooring, two radiators, two PVCU double glazed windows, a range of fitted wardrobes with various hanging rails & shelving, television point, various power points, skimmed ceiling with coving & spotlights.

### Dressing Room

2.74m x 1.83m (9'2 x 6'4)

Carpeted flooring, single radiator, various power points, PVCU double glazed window, skimmed ceiling with coving & spotlights, opening into En-Suite Shower Room

### En-Suite Shower Room

2.74m x 1.83m (9'7 x 6'4)

Tiled flooring, chrome ladder style heated towel rail, low flush WC, a pair of contemporary hand wash basins with mixer taps, wall mounted mirror, fitted walk-in shower cubicle having an integrated power shower with rainforest fall shower head, integrated shelving with recessed LED lighting, fully tiled walls, extractor fan, skimmed ceiling with motion detection spotlights.

### Bedroom Two

4.27m x 3.96m (14'7 x 13'3)

Carpeted floor, two radiators, various power points, PVCU double glazed doors leading to Juliette Balcony with views over playing fields, PVCU double glazed opening window, access into eaves storage space, skimmed ceiling with coving & spotlights.

### Bedroom Three

4.27m x 3.96m (14'1 x 13'5)

Carpeted floor, single radiator, various power points, PVCU double glazed window, skimmed ceiling with coving & spotlights, door to En-Suite Shower Room.

### En-Suite Shower Room

2.44m x 0.91m (8'8 x 3'10)

Tiled flooring, low flush WC, hand wash basin with vanity unit below & mixer tap, chrome ladder style heated towel rail, fitted shower cubicle having an integrated power shower, fully tiled walls, extractor fan, skimmed ceiling with spotlights.

### Bedroom Four

2.74m x 2.13m (9'1 x 7'9)

Carpeted floor, single radiator, various power points, PVCU double glazed window, skimmed ceiling with coving & single light fitting.

### Modern Fitted Family Bathroom

3.66m x 2.74m (12'3 x 9'11)

Solid wooden flooring, contemporary hand wash basin with vanity unit below & mixer tap, low flush WC, step into tile enclosed bath with shower attachment, separate fitted shower cubicle having an integrated power shower, fully tiled walls, ladder style heated towel rail, obscured glass PVCU double glazed window, skimmed ceiling with coving & motion detection spotlights, extractor fan.

### Externally

#### Front Garden

Mainly laid to block paved driveway offering off street parking for multiple vehicles, lawned area with various shrub borders, electric hatted front driveway for privacy.

#### Garage One

5.49m x 2.74m (18'2 x 9'5)

Having an electric up & over door, power & lighting, various shelving units & workbenches, also housing wall mounted boiler, motion detection lighting.

#### Garage Two

5.79m x 2.74m (19'6 x 9'8)

Having an electric up & over door, power & lighting, access through to rear garden to rear.

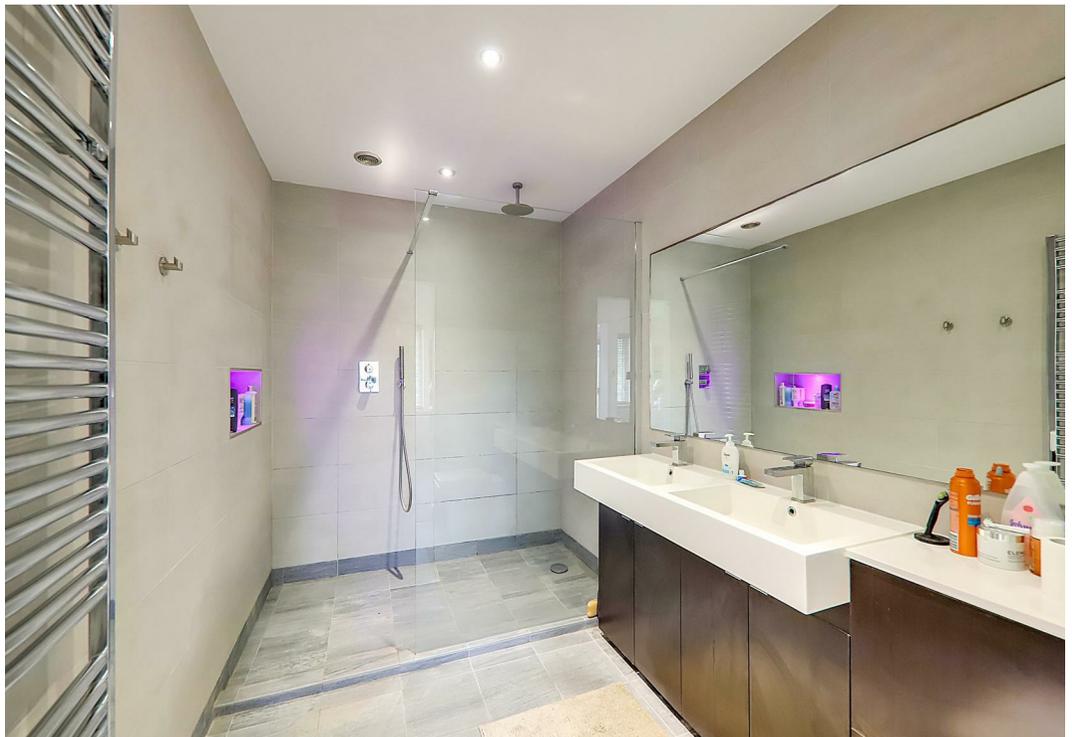
#### Rear Garden

Mainly laid to lawn with various mature shrub, tree & plant borders, various outbuildings benefitting from power & lighting, backing onto playing fields, fence enclosed, brick built pizza oven & BBQ area, decked area with fitted undercover pergola over, gated side access, recessed spotlights, direct access to back of Garage Two.

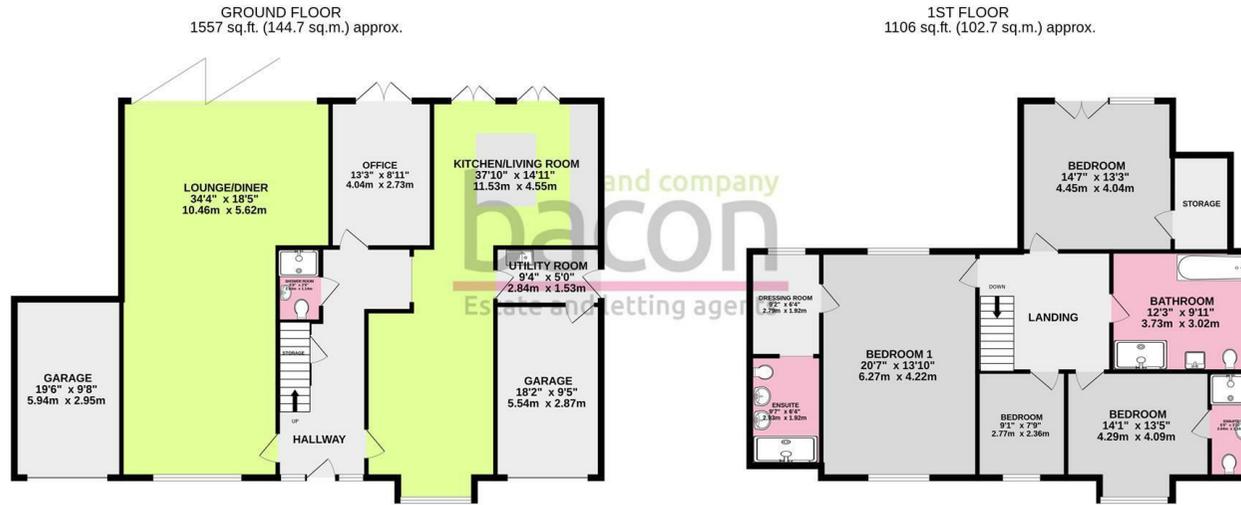
#### Council Tax

Band F









TOTAL FLOOR AREA : 2663 sq.ft. (247.4 sq.m.) approx.  
 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

