



4 Waterworks Cottages Hill Barn Lane, Charmandean,
Guide Price £575,000



A rarely available opportunity to buy a semi detached house in such a quiet semi rural location close to Broadwater, golf courses and The South Downs. The deceptively large accommodation includes a lounge, dining room, kitchen / breakfast room, three good size bedrooms and a family bathroom. The gardens are a real feature of the property enclosed by walling, mature hedges and trees and the property has a private driveway with off road parking at the front. Viewing is highly recommended.

- Attractive Semi Rural Location
- Deceptively Spacious Family House
- Lounge & Dining Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Family Bathroom
- Feature Attractive Gardens
- Off Road Parking Several Cars



Entrance

Part glazed door to:

Entrance Porch

Levelled ceiling, part glazed door to:

Entrance Hall

Staircase to first floor, radiator.

Lounge

5.33m into bay x 4.45m (17'6 into bay x 14'7)

Double glazed bay window, feature log burner with fireplace surround, levelled and coved ceiling, radiator.

Dining Room

4.17m x 4.09m (13'8 x 13'5)

Feature fireplace, double aspect double glazed windows, radiator, levelled ceiling, door to:

Kitchen/Breakfast Room

4.39m x 3.20m (14'5 x 10'6)

Excellent range of worktop surfaces with cupboards and drawers under incorporating a inset one and a half bowl sink unit, Island two level breakfast bar with space and space used for washing machine and fridge under, space of dishwasher and cooker, Matching wall cupboards and various additional storage cupboards. serving hatch to dining room,, larder cupboard, double glazed door to courtyard and gardens, levelled ceiling with inset lighting.

First Floor Landing

Access to loft space, double glazed window, doors to:

Bedroom 1

4.27m x 3.76m (14'0 x 12'4)

Double recessed wardrobe with cupboards above, levelled ceiling, radiator.

Bedroom 2

4.27m x 3.20m (14'0 x 10'6)

Double glazed window, levelled and part sloping ceilings, radiator.

Bedroom 3

3.66m x 2.46m (12'0 x 8'1)

Double airing cupboard housing gas fired boiler, double glazed window, radiator.

Bathroom/WC

Comprising panelled bath with shower over, wall mounted wash hand basin with cupboard under, low level flush WC, radiator, fully tiled walls.

Gardens

The gardens are a feature of the property and because of its location seem extremely peaceful. On the north side there is a raised patio area with shed, greenhouse and log store with a lawned area.

On the south side there is an enclosed garden mainly laid to lawn with mature hedging etc

Off Road Parking

Private driveway to the front with off road parking for several cars.

Council Tax

Band D







GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1378sq.ft. (128.0 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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(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.



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