



8 Charmandean Road, Broadwater, Worthing, BN14 9LB

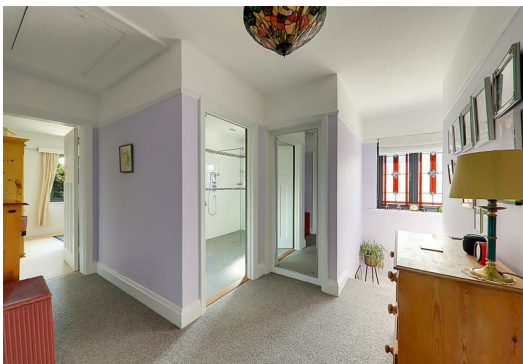
Guide Price £900,000

and company  
**bacon**  
Estate and letting agents



An attractive and spacious four bedroom detached residence situated in the highly popular catchment area of Broadwater. The accommodation consists of a reception hall, lounge, sitting room, feature open plan kitchen/dining room, ground floor cloakroom, first floor landing, four bedrooms, wet room/w.c, loft, private driveway, covered side passageway with access to the utility area, garage, car port and rear garden.

- Impressive Detached Residence
- Four Bedrooms
- Within Broadwater Catchment
- Feature 130' South Rear Garden
- Spacious Accommodation
- Solar Panel Heating & Income
- Garage & Car Port
- Viewing Essential



### Reception Hall

3.63 x 3.25 (11'11" x 10'8")

Accessed via a part glazed solid wood front door. Oak flooring. Radiator. Central heating thermostat. North aspect leaded light double glazed window. Staircase to first floor landing with an understairs storage cupboard which houses a spy alarm security keypad.

### Extended Lounge

6.81 x 4.24 (22'4" x 13'11")

Dual aspect via two East aspect stained glass double glazed windows and South aspect double glazed windows and French doors to rear garden. Working open fireplace, set on a marble hearth with surround and mantle over. Two radiators. Feature wall. Oak flooring. Coved ceiling.

### Sitting Room

5.33 x 4.24 (17'6" x 13'11")

North aspect via a leaded light double glazed bay window. Fireplace with an inset wood burning fire set on a hearth and with mantle over. Oak flooring. Radiator. Two wall light points. Dimmer switch.

### Open Plan Kitchen/Dining Room

6.76 max x 3.71 max (22'2" max x 12'2" max)

A feature ALNO refitted kitchen costing in the region of £40,000 and truly a feature of this home. The area is divided in to a Kitchen area of 9'8 x 9'3 with opening to breakfast area of 12'2 x 11'2. Due to the amount of detail in this area, further details to follow at the time of viewing. The kitchen area has a side door to the covered side access and the breakfast area feature double glazed bi-folding doors onto the rear garden.

### Ground Floor Cloakroom

1.63 x 0.89 (5'4" x 2'11")

Low level w.c. Wall mounted wash hand basin with tiled splashback. Obscure glass single glazed window.

### First Floor Landing

Spacious landing area with a West facing stained glass window. Doors to all first floor rooms and access to loft space comprising insulation and full boarding.

### Bedroom One

5.36 x 4.22 (17'7" x 13'10")

North aspect via a leaded light double glazed bay window. Fitted bedroom wardrobes, dressing table area and storage cupboards. Pedestal wash hand basin. Radiators. Picture rail. Feature wall.

### Bedroom Two

4.90 x 3.96 (16'1" x 13'0")

South aspect via double glazed windows. 'Sharps' Fitted bedroom wardrobes, dressing table area and further cupboard space. Radiator. Picture rail.

### Bedroom Three

4.17 x 3.63 (13'8" x 11'11")

South aspect double glazed window and West aspect obscure glass window. Wash hand basin. Feature wall. Radiator. Picture rail.

### Bedroom Four

3.05 x 2.49 (10'0" x 8'2")

North aspect via leaded light double glazed windows. Built in single wardrobe. Picture rail.

### Wet Room/W.C

2.95 max x 2.87 max (9'8" max x 9'5" max)

Modern fitted suite comprises a walk in shower area with tiled surround and shower unit. Pedestal wash hand basin. Low level w.c. Heated towel rail. Part tiled walls. Tiled flooring with underfloor heating. Built in airing cupboard with the home's water cylinder tank. Coved ceiling. Obscure glass double glazed windows.

### OUTSIDE

### Private Driveway

Gated entrance with off street parking for several vehicles. Access to garage, front door, covered side access and gated side access to rear garden. EV Charging point.

### Garage

4.80 x 2.69 (15'9" x 8'10")

Accessed via wooden double doors and under a pitched tiled roof. Power and light. Cold water tap. Solar inverter & battery.

### Covered Side Access

5.56 x 1.22 (18'3" x 4'0")

Doors to private driveway, garage and rear garden. Built in utility room. Water softener system.

### Rear Garden

A further feature of this home being Southerly aspect, secluded and approximately 130' in length. The majority of area is laid to lawn with flower and shrub borders including a rose bed, fruit trees & bushes including damson, two apple trees, quince, raspberries & tayberries. There are a number of secluded seating areas, two pergolas and brick block and tiled terraces. Towards the rear is a steel workshop with power & light, and a tool shed. Additional features include a wildlife pond and a greenhouse.

### Solar Panels

There are solar panels on the East and West elevations, and a 9.5 kilowatt battery, a 3.6 kW hybrid inverter with 11 years guarantee remaining on the whole system. Building regulations certificate of compliance. Generating an income for the householder.

### Council Tax

Council Tax Band F



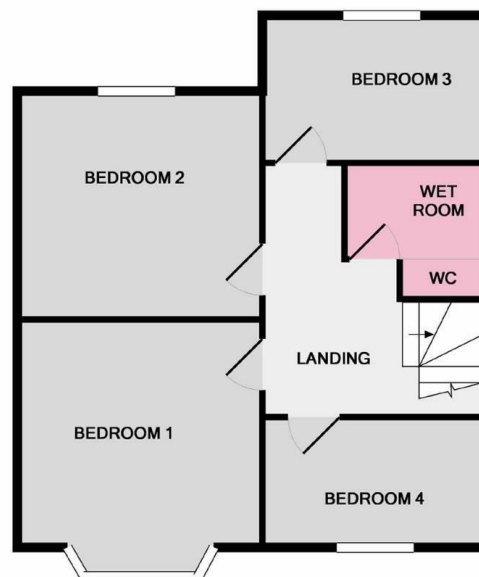






GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR

| 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>                            | 74      | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.

