



27 Longlands | Charmandean | Worthing | BN14 9NW

£950,000

**JS**  
*Signature*  
Jacobs | Steel






Jacobs Steel would love to present this stunning detached house in the prestigious area of Charmandean. This immaculate property boasts a 27ft open plan kitchen/family room, dining room opening into conservatory, spacious living room, utility room and cloakroom/wc. Four double bedrooms, the master has en-suite and walk in dressing room-potentially bedroom five and bathroom/wc. Manicured West facing rear garden, integral garage and off road parking.

# A home of **style** & **sophistication**







  
...Manicured West Facing Rear Garden with  
Sunken Hot Tub...







Property details: 27 Longlands | Charmandean | Worthing | BN14 9NW

## Key features:

- Stunning Detached House
- Four/Five Double Bedrooms
- Spacious Kitchen/Family Room
- Dining Room & Conservatory
- Dual Aspect Living Room
- Modern Bathroom, En-Suite & Cloakroom/WC
- Immaculate Throughout
- Manicured Rear Garden
- Garage & Off Road Parking
- Prestigious Charmandean Area



...Immaculate Detached Home...

### INTERNAL

This beautiful property has been lovingly refurbished to a very high standard throughout. Spacious entrance hall with built in cloaks, shoe and under stairs cupboard. Door to cloakroom/wc. The large open plan kitchen/family room has a dual aspect and the kitchen comprises; modern base and wall units with stone worktop over, inset butler sink with mixer tap and boiling hot water tap, integrated full length fridge and freezer, wine fridge and dishwasher. Further floor to ceiling unit with cupboards above and below with two integral ovens with microwave and smaller oven above. Large island with a range of cupboards and drawers below, integrated induction 5 ring hob and extendable downdraught extractor hood, bar stool seating area. This large family room has plenty of space for sofas and chairs. Utility room accessed via the kitchen with space for washing machine and tumble dryer, door to rear garden and integral garage. French doors into the dining room which opens into the conservatory with beautiful rear garden views and door to decked veranda for seating and benefits from sea views. Dual aspect living room with high ceilings and sliding doors to rear garden. Bright and spacious first floor landing with access hatch to loft, airing cupboard and store cupboard. Bedroom one has en-suite with underfloor heating, shower cubicle, bath, wc and wash hand basin, walk in dressing room with plenty fitted wardrobes (potential to be bedroom five). Bedroom two has a dual aspect with sea views and built in wardrobe, bedroom three has built in wardrobes and bedroom four a double room. Modern bathroom with underfloor heating, walk in shower, bath, wc and wash hand basin.

### EXTERNAL

Off road parking for several vehicles and leading to garage. The front garden area is laid to lawn with hedgerow borders, side access to rear garden. Beautiful West facing rear garden is a good size and mainly laid to lawn with below ground trampoline, wall and fence boundary with lights, decked seating area with sunken hot tub and sea views.

### SITUATED

Longlands is off First Avenue and situated in the desirable Charmandean area, a sought after development known for its larger detached family homes and spectacular views. Local amenities can be found at Lyons Farm Retail Park and Broadwater Village approximately 0.9 miles away. The property is well situated for easy access to the A27 and A24 and walks close by to the South Downs National Park. Hill Barn golf club nearby. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 2.1 miles away. The nearest station is Worthing which is approximately 1.8 miles away. Bus services run nearby.

### ENTRANCE HALL

LIVING ROOM 22' 2" x 13' 8" (6.76m x 4.17m)

DINING ROOM 12' 6" x 11' 4" (3.81m x 3.45m)

CONSERVATORY 11' 6" x 10' 10" (3.51m x 3.3m)

KITCHEN/FAMILY ROOM 27' 1" x 19' 9" (8.25m x 6.02m)

UTILITY ROOM 12' 9" x 5' 7" (3.89m x 1.7m)

### CLOAKROOM/WC

### FIRST FLOOR

BEDROOM ONE 14' 9" x 12' 10" (4.5m x 3.91m)

### ENSUITE

DRESSING ROOM/BEDROOM FIVE 14' 10" x 9' 7" (4.52m x 2.92m)

BEDROOM TWO 12' 7" x 12' 1" (3.84m x 3.68m)

BEDROOM THREE 12' 7" x 9' 8" (3.84m x 2.95m)

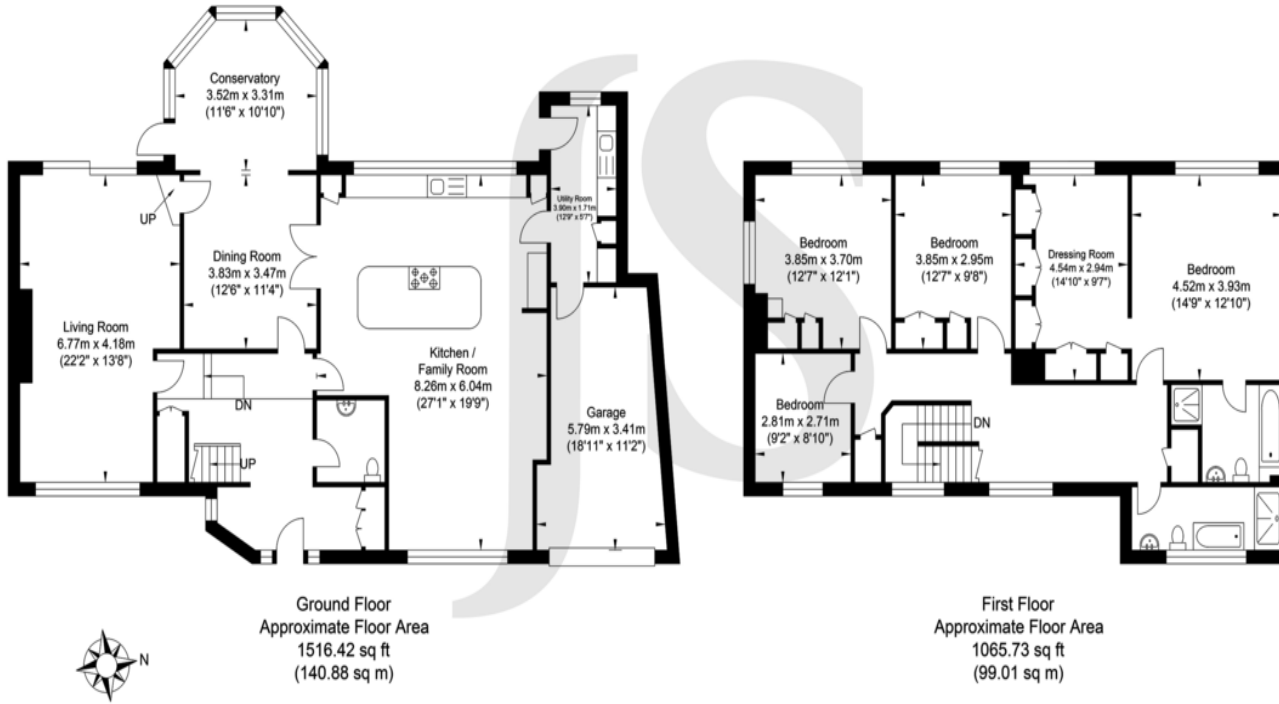
BEDROOM FOUR 9' 2" x 8' 10" (2.79m x 2.69m)

### BATHROOM

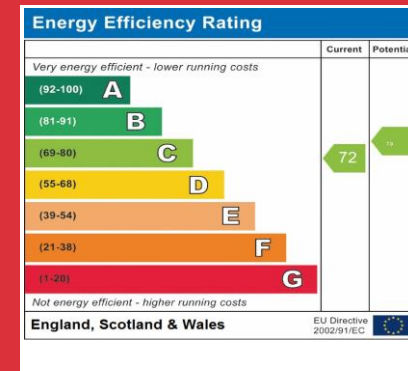
GARAGE 18' 11" x 11' 2" (5.77m x 3.4m)



# Longlands



Approximate Gross Internal Area = 239.89 sq m / 2582.15 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Copyright GDImpact 2021



## Property Details:

Floor Area: 2,582 sq ft 240 sq m— Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.