



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



20 Longlands

Charmandean, Worthing, BN14 9NN

Guide price £900,000

Freehold Council Tax Band F



Guide Price £900,000 - £950,000

This beautifully extended detached family home is presented to an exceptional standard and occupies a prime position in the highly sought-after Charmandean area.

Offering generous and versatile accommodation, the home welcomes you with a spacious entrance and reception hall that leads into an elegant open-plan lounge and dining area. The heart of the home is the expansive kitchen and breakfast room, which seamlessly connects to a relaxed family space. The kitchen is thoughtfully designed with high-quality finishes, including solid timber worktops, a stylish centre island, and integrated appliances. It opens directly onto the garden, creating a light-filled and sociable space ideal for modern family life.

Additional ground floor features include a practical utility room, a well-appointed cloakroom, and an inner lobby providing useful storage options. A ground floor bedroom provides flexibility and could also serve as a comfortable home office, offering privacy and convenience for remote working.

Upstairs, a galleried landing leads to four well-sized bedrooms. The main bedroom enjoys direct access to a private balcony and terrace, along with extensive wardrobe space and a modern en-suite shower room. The remaining bedrooms are bright and thoughtfully arranged, with built-in storage and lovely outlooks. A sleek family bathroom completes the first-floor accommodation and features both a shower and a bath, designed with contemporary fixtures and finishes.

Outside, the home sits on a generous plot with a wide driveway offering ample off-road parking, a well-kept front garden, and access to an integral garage.

The rear garden is a secluded retreat with a large lawn, two distinct patio areas ideal for entertaining or relaxing, and a private gate offering direct access to Charmandean Lane.

Entrance porch  
8'3 x 6'9 (2.51m x 2.06m)

Hallway

Lounge  
27'0 x 17'7 (8.23m x 5.36m)





Open plan kitchen/dining room  
25'8 x 14'5 (7.82m x 4.39m)

Family room  
14'5 x 11'5 (4.39m x 3.48m)

Utility room  
11'9 x 5'1 (3.58m x 1.55m)

Office  
11'3 x 9'10 (3.43m x 3.00m)

Lobby  
6'6 x 3'8 (1.98m x 1.12m)

Ground floor cloakroom  
7'0 x 3'4 (2.13m x 1.02m)

First floor landing  
12'10 x 4'8 (3.91m x 1.42m)

Bedroom one  
16'11 x 12'4 (5.16m x 3.76m)

En-suite shower room  
9'3 x 5'4 (2.82m x 1.63m)

Bedroom two  
12'8 x 10'4 (3.86m x 3.15m)

Bedroom three  
12'3 x 8'4 (3.73m x 2.54m)

Bedroom four  
10'7 x 7'11 (3.23m x 2.41m)

Family bathroom  
8'11 x 6'10 (2.72m x 2.08m)

Private driveway

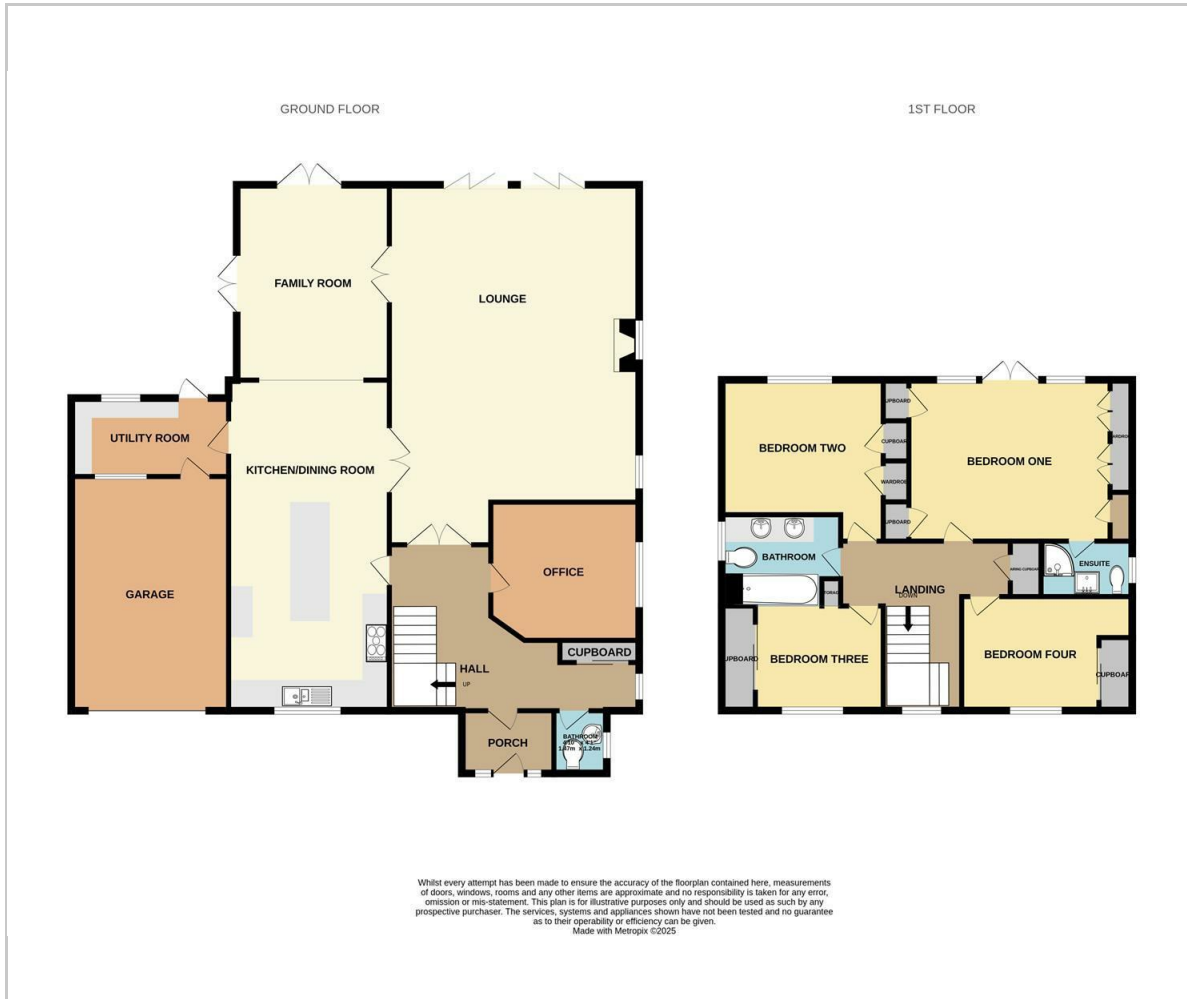
Front garden

Rear garden

Double garage  
17'8 x 11'11 (5.38m x 3.63m)



## Floor Plan



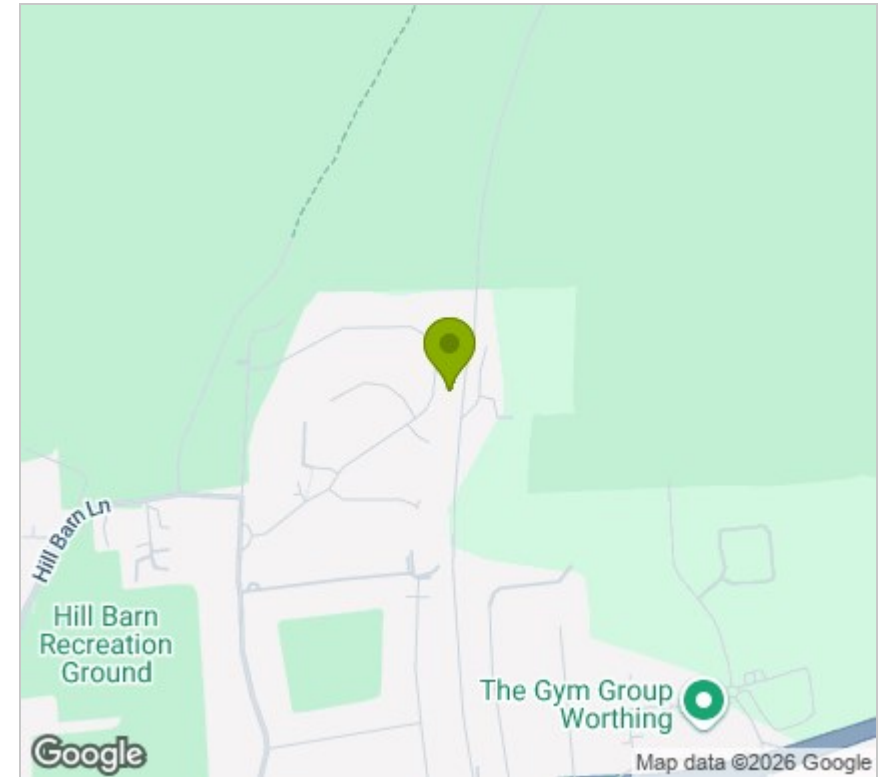
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

