

FINDON VALLEY OFFICE

228 Findon Road, Worthing, West Sussex, BN14 0EJ

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Lime Tree Avenue, Findon Valley BN14 | Asking Price Of £699,950

- Detached Chalet Bungalow
- Two Reception Rooms
- Three Bathrooms
- Two Conservatories
- Versatile Accommodation
- Five Bedrooms
- Two Kitchens
- Self-Contained Annexe
- Off Road Parking
- Favoured Findon Valley



Jacobs Steel are proud to present this spacious 5 bedroom detached chalet bungalow, private driveway and an annexe. This property is surrounded by beautiful gardens in the popular Findon Valley.

Internally you will find this a bright, spacious property that is beautifully presented. Upon entering this double fronted bungalow through the porch you will find an open plan family room consisting of a kitchen, diner and snug which then leads into the conservatory. Separate lounge has double doors onto the patio and rear garden. Bathroom/WC is also downstairs. To the right you enter another lounge or bedroom and then onto the annexe which boasts a bedroom, shower room, kitchen/diner and into the conservatory giving access to the rear garden.

On the first floor you have bedroom one and bedroom five, shower room/WC and bedroom two.

Benefitting from a paved driveway with parking for several vehicles, lawn area, trees and shrubs as well as side access to the rear gardens.

The rear garden has a patio area and mainly laid to lawn with shrub and flower borders.

Situated in Findon Valley, nestled at the foot of the South Downs, and close to Cissbury Ring with delightful walks and views across this National Trust site. Locally there is a good selection of shops, doctors, dentist, restaurants and pubs in close proximity. The nearest train stations are Worthing or West Worthing which is 2.3 miles away. Bus routes nearby.



PORCH: Four double glazed windows and door opening onto

ENTRANCE HALL: 10' 5" x 13' 10" (3.18m x 4.22m) Spacious hallway, tiled floor, radiator and spot lights

LOUNGE 1: 19' 11" x 12' 6" (6.07m x 3.81m) Wooden flooring, chimney breast with electric fire place, radiator, double glazed windows and double doors onto the rear garden.

KITCHEN/DINER/SNUG: 30' 11" x 11' 10" (9.42m x 3.61m) Three double glazed windows, spot lights, base and wall units with worktop, built in dishwasher, hob, space for fridge freezer, storage cupboard housing worcester boiler and washing machine.

BATHROOM: 8' 10" x 5' 4" (2.69m x 1.63m) Tiled flooring, spot lights, bath, wash hand basin, low level flush WC, heated towel rail and double glazed window.

CONSERVATORY: 11' 11" x 9' 6" (3.63m x 2.9m) Tiled flooring, double glazed windows with double doors leading onto the rear garden.

LANDING 1ST FLOOR: Two West facing Velux windows.

BEDROOM 1: 14' 7" x 13' 8" (4.44m x 4.17m) Built in wardrobes, Velux windows, radiator, opening onto bedroom five

BEDROOM 2: 12' 5" x 11' 4" (3.78m x 3.45m) Two Velux windows, radiator and built in wardrobes

BEDROOM 5: 12' 0" x 7' 3" (3.66m x 2.21m) Radiator and two Velux windows

SHOWER ROOM: Corner shower cubicle, wash hand basin, low level flush WC, Velux window.

FRONT GARDEN: Paved driveway with parking for several vehicles, lawn area, trees and shrubs. Side access to rear garden.

REAR GARDEN: Patio area, mainly laid to lawn, trees, shrubs and flowers.

ANNEXE

LOUNGE 2 / BEDROOM 3: 11' 11" x 10' 5" (3.63m x 3.18m) Double glazed window, radiator, opening to hallway

KITCHEN/DINER: 10' 10" x 9' 6" (3.3m x 2.9m) Tiled flooring, base units with worktop, built in fridge freezer, washer dryer, dishwasher, hob, radiator and opening into conservatory

BEDROOM 4: 10' 1" x 9' 5" (3.07m x 2.87m) Built in mirror wardrobes, spot lights radiator and double glazed windows

SHOWER ROOM: Tiled flooring, corner shower cubicle, wash hand basin, WC, heated towel rail and sky light

CONSERVATORY: 9' 5" x 9' 1" (2.87m x 2.77m) Tiled flooring, double glazed windows and double doors leading onto the rear garden





TOTAL APPROX. FLOOR AREA 1877 SQ.FT. (174.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floor Area

/ - floor area is quoted from the EPC

Tenure

Freehold

Council Tax

Band F Worthing Borough Council

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 traveling 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.