



11 Downview Avenue, Worthing, BN12 6QN

Price Guide £475,000



GUIDE PRICE £475,000 to £500,000

A fantastic opportunity to purchase this spacious two/three bedroom detached bungalow located in highly sought after Ferring with views over Ferring Rife. This home offers versatile accommodation, potential to extend and has been recently redecorated and re carpeted, available for sale CHAIN FREE.

The accommodation briefly comprises, entrance hall, LOUNGE, kitchen, DINING ROOM, two double bedrooms and shower room/Wc. The rear garden is beautifully presented with mature shrubs giving an array of seasonal colours, with the extra FEATURE OF THE RIFE directly behind. There is a front garden, private drive and GARAGE. Viewing is highly recommended.

- 2/3 Bed Detached Bungalow
- Sought After Ferring
- Double Glazing / GCH
- Re Decorated & New Carpets
- Feature Garden backing onto the Rife
- Potential to Extend
- Driveway and Garage
- Chain Free





Double glazed front door opening to

Entrance Hall

Radiator. Meter cupboard. Airing cupboard. Access to loft space. Central heating thermostat.

Lounge

3.87 x 3.53 (12'8" x 11'6")

Located to the rear of the bungalow with double glazed double doors opening onto the rear garden. Double glazed window to side.

Kitchen

3.17 x 3.01 (10'4" x 9'10")

Tiled worktop with cupboards and drawers fitted under. Inset one and half sink unit. Integrated fridge, dishwasher and washing machine. Fitted gas hob, oven and microwave. Wine rack. Part tiled walls. Double glazed window to rear and side. Wall mounted boiler concealed in cupboard. Tiled floor.

Dining Room

3.58 x 3.15 (11'8" x 10'4")

Radiator. Double glazed window. Opening to kitchen.

Shower Room/WC

2.37 x 1.89 (7'9" x 6'2")

Suite comprising corner step in shower cubicle, vanity surface with inset wash basin and concealed cistern Wc. Double glazed window. Tiled walls. Chrome towel radiator.

Bedroom One

4.27 x 3.91 (14'0" x 12'9")

Four double glazed windows. Radiator. Fireplace.

Bedroom Two

3.91 x 3.35 (12'9" x 10'11")

Four wall light points. Double glazed window. Radiator. Recessed open cupboard.

Rear Garden

A true feature of this home positioned next to Ferring

Rife the garden benefits from a large patio, area of lawn and stocked with mature planting offering seasonal colour. There is a rear shingled seating area, timber shed and greenhouse. Outside tap. Gate to front and gate to driveway. Personal door to garage.

Front Garden

Laid to lawn with pathway to front door and stocked flower and shrub beds and borders.

Private Driveway

Providing off road parking and leading to the garage.

Garage

With electric door and personal door to the garden.

Required Information

Council tax band: D

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



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 for 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		
(81-91) B		80
(69-80) C		
(55-68) D	50	
(39-54) E		
(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.

