



†: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



52 Maytree Avenue

Findon, Worthing, BN14 0HL

Guide price £650,000

Freehold Council Tax Band





James & James are delighted to offer for sale this SPACIOUS detached Bungalow nestled in the ever popular Findon Valley.

The accommodation comprises, entrance room into dining area via double doors, multi aspect living room with STUNNING VIEWS of the South Downs. There is a fitted Kitchen/breakfast room with a range of base and eye level units, separate utility room, family bathroom with shower and bath and a separate W/C.

There are three DOUBLE bedrooms, two of which have fitted wardrobes and a hallway through to rear garden.

The property is situated on a generous plot with the front offering a paved driveway and DETACHED garage with steps to front entrance. The rear garden is a particular feature offering mature shrubs, concrete vegetable beds, patio seating area with stunning water fountain and area currently housing hot tub.

Further benefits include gas central heating and double glazing.

Findon Valley is close to Cissbury Ring and The Gallops which offers scenic walks and views across this National Trust site. Doctors surgery and a good selection of shops, restaurants and pubs in Findon Valley and Findon Village. Worthing town centre and the sea front has comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3.2 miles away. Close access to A24 and A27 and buses run nearby.







Glazed Entrance Room  
10' x 7'7 (3.05m x 2.31m)

Dining Room  
14'6 x 9'9 (4.42m x 2.97m)

Multi Aspect Lounge  
16'6 x 12'9 (5.03m x 3.89m)

Kitchen/Breakfast Room  
14'3 x 8'8 (4.34m x 2.64m)



Utility Room  
9'8 x 8'8 (2.95m x 2.64m)

Bedroom One With Fitted  
Wardobes  
12'9 x 12'9 (3.89m x 3.89m)

Bedroom Two With Fitted  
Wardobes  
12'9 x 12'6 (3.89m x 3.81m)



Bedroom Three  
12'4 x 8'9 (3.76m x 2.67m)

Hallway Through To Garden  
8'8 x 3'4 (2.64m x 1.02m)

Bathroom  
22'11" x 26'2" x 16'4" x 13'1" (7'8 x 5'4)

Separate W/C

Garage





## Floor Plan

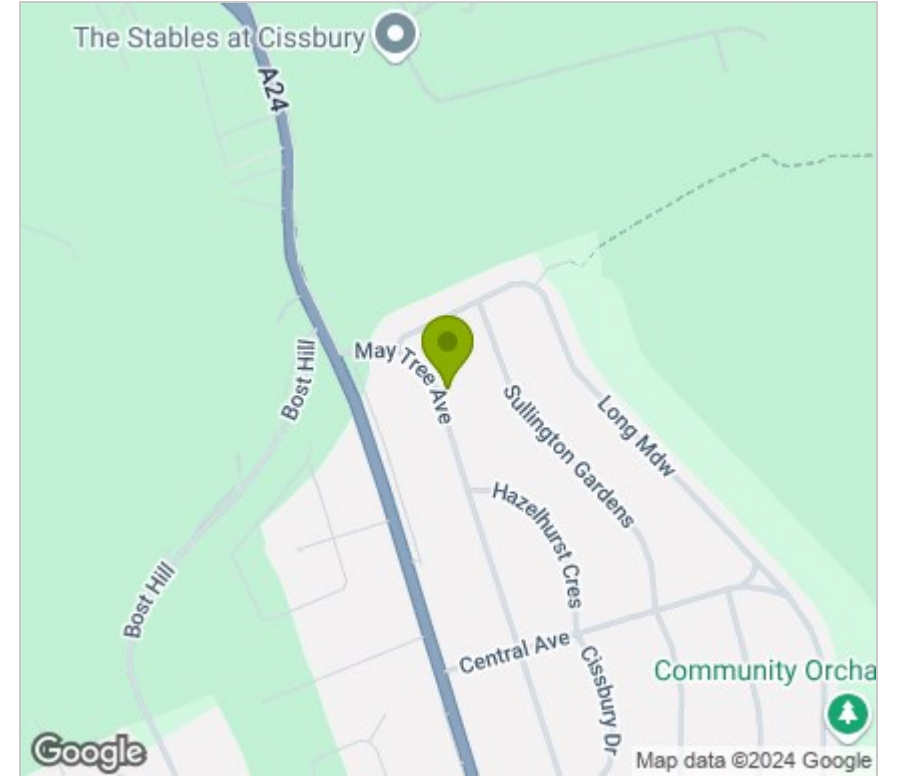


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 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.

## Area Map



## Energy Efficiency Graph

