



9a Allendale Avenue, Findon Valley, Worthing, BN14 0AH

Guide price £775,000









# 9a Allendale Avenue

Findon Valley, Worthing, BN14 0AH

- Secluded Plot
- Feature Vaulted Ceilings
- Three Bedrooms
- Car Port
- Off Road Parking
- Individual Detached Bungalow
- Orangery
- Family Bathroom & Separate W/C
- Garage
- Sole Agents

Situated in this SECLUDED position, we are delighted to bring to the market this individually ARCHITECTURALLY designed split level bungalow which boasts versatile accommodation and ample character.

In brief the accommodation comprises front door into spacious entrance orangery with doors onto the SOUTH FACING front garden, solid door into split level entrance hall with storage cupboard and W/C. To the left wing is the living accommodation and the right wing the sleeping quarters.

Door into the feature lounge with VAULTED ceilings, exposed beams, Velux windows and BI FOLDING DOORS into the orangery. There is an arch that gives way to a beautiful dining room with vaulted ceiling and French doors onto the front garden. The kitchen/ breakfast room is modern with a range of HIGH GLOSS base and eye level units and some integrated appliances. There are further FRENCH DOORS into an additional conservatory/ boot room.

Three bedrooms and a LUXURY five piece family bathroom.

Externally, the grounds are a particular feature of the property being both SECLUDED and extensively stocked with a profusion of tree and shrub lined borders, area of lawn and block paving.

To the front of the property is a TURNING CIRCLE and off road parking, which leads to a carport and a garage. There is also a workshop in the rear garden.

Other benefits include double glazing and gas fired central heating and in our opinion, internal viewing is considered essential to appreciate the overall size and condition of this BEAUTIFUL home.

Nestled at the bottom of the South Downs, local shops which cater for everyday shopping are nearby in Findon Valley. The property also offers good links to the A24 and A27. Local buses also serve the area.



Entrance/ Orangery	27'5 x 11'4 (8.36m x 3.45m)
Entrance Hall	17' x 7'5 (5.18m x 2.26m)
Lounge With Vaulted Ceiling	19'11 x 13' (6.07m x 3.96m)
Dining Room	22'3 x 10'8 (6.78m x 3.25m)
Luxury Fitted Kitchen/ Breakfast Room	20'8 x 10'7 (6.30m x 3.23m)
Conservatory With Polycarbonate Roof	10'8 x 9'6 (3.25m x 2.90m)

W/C

Split Level Landing

Bedroom One	15'10 x 12'2 (4.83m x 3.71m)
Bedroom Two	10'11 x 11' (3.33m x 3.35m)
Bedroom Three	7' x 6'6 (2.13m x 1.98m)
Family Bathroom With Shower	12'7 x 8' (3.84m x 2.44m)

Off Road Parking

Car Port

Secluded Rear Gardens

Beautiful Front Garden









Floor Plans

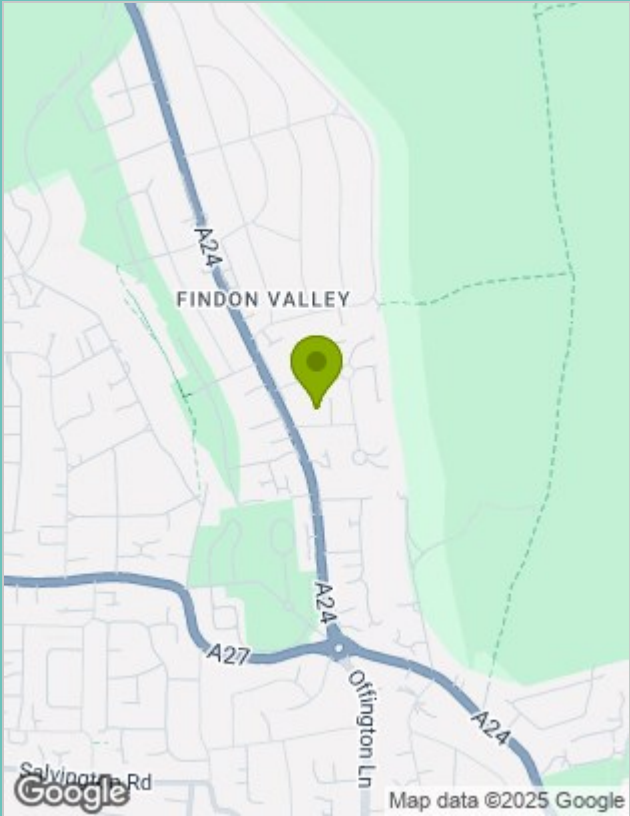


Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

