



4 Woodland Avenue, Worthing, BN13 3AF  
Guide Price £700,000

and company  
**bacon**  
*bespoke*





Superb three bedroom, two bathroom chalet bungalow with double garage and beautiful southerly gardens surrounding the property. This particular property has an open outlook overlooking natural habitat giving you the feeling of a semi rural location. Situated in this popular area of High Salvington with delightful Downland Walks being just at hand. The accommodation briefly comprises: sun room/study leading to entrance hall, superb split level lounge/diner having bi-folding doors to sun terrace. three bedrooms, two luxury refitted bathrooms/wc and luxury refitted kitchen/breakfast room. The property also benefits from gas fired central heating, double glazing and recently re-tiled roof. Externally the property stands in its own grounds having beautiful gardens, and landscaped patios and terraces. There is a private drive with standing for several vehicles leading to double width garage.



- Favoured High Salvington Location
- Deatched Chalet Bungalow
- Three Bedrooms
- Two Bathrooms
- 30' Split Level Lounge/Diner
- Luxury Fitted Kitchen
- Stunning Gardens
- Double Garage
- Parking for Several Vehicles









Double glazed French doors leading into:

#### **SUN ROOM/STUDY**

3.76m x 3.28m (12'4 x 10'9)

Radiator. Double glazed window. Double glazed door leading through to:

#### **SPACIOUS ENTRANCE HALL**

Radiator. Shelved storage cupboard. Walk in storage cupboard.

#### **SPLIT LEVEL LOUNGE/DINER**

9.45m x 5.31m overall (31' x 17'5 overall)

LOUNGE AREA: 21'8 x 17'5 Feature log burner/stove. Double aspect with double glazed windows. Two radiators. Bi-fold double glazed doors leading out to walled sun terrace. DINING AREA: 9'7 x 9'3 Double glazed window. Radiator.

#### **REFITTED KITCHEN/BREAKFAST ROOM**

5.72m x 3.78m (18'9 x 12'5)

Refitted luxury kitchen/breakfast room comprising of preformed acrylic corian work surfaces with inset 1 1/2 bowl sink unit with mixer taps. Excellent range of base units comprising of cupboards and drawers. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated washing machine. Fitted wine cooler. Fitted double oven. Five ring induction hob with extractor cooker hood above. Matching eye level wall units with concealed lighting under. Other features include LED lighting to wall units and kick boards. Double glazed orangery. Double glazed window. Radiator. Double glazed French doors to garden.

#### **BEDROOM TWO**

4.78m x 4.01m (15'8 x 13'2)

Double aspect with double glazed windows. Two build in double wardrobes. Radiator.

#### **BEDROOM THREE**

3.10m x 2.34m (10'2 x 7'8)

Double glazed window. Radiator. Storage cupboard.

#### **LUXURY SHOWER ROOM/WC**

Recently refitted. Half tiled with fully tiled walk in double shower featuring chrome shower with large shower head and incorporating hand held shower. Vanity unit with wash hand basin. Close coupled wc. Double glazed window. Extractor. Recessed spotlighting. Underfloor heating. Shelved storage cupboard.

Return stairs case from entrance hall leading to:

#### **LARGE LANDING/STUDY AREA**

4.09m x 3.40m (13'5 x 11'2)

Radiator. Velux double glazed window with views across Worthing with distant sea views.

#### **BEDROOM ONE**

5.13m x 4.72m (16'10 x 15'6)

Double aspect with double glazed windows. Velux double glazed windows with views across Worthing with distant sea views. Two radiators. Eaves storage cupboard.

#### **LUXURY SHOWER ROOM/WC**

Recently refitted. Half tiled with fully tiled walk in double shower featuring chrome shower with large shower head and incorporating hand held shower. Vanity unit with wash hand basin. Close coupled wc. Double glazed window. Extractor. Recessed spotlighting. Chrome verticle towel rail/radiator. Shelved storage cupboard.

#### **OUTSIDE**

#### **PRIVATE DRIVE**

Standing for several vehicles and leading to:

#### **DOUBLE WIDTH GARAGE**

5.49m max x 4.88m (18' max x 16')

Power and light. Electric up and over door. Personal door to garden.

#### **GARDENS**

One of the features of the property are the delightful Southerly gardens which although of good size are easy to maintain being laid to lawn with an abundance of mature shrubs and bushes. There are landscaped walled sun terraces and patios. Side gate leading to:

#### **REAR COURTYARD**

Landscaped and paved for ease and maintenance. Raised flower borders. Two garden sheds. Outside water tap. Personal door to garage. Side access.

#### **COUNCIL TAX BAND**

Council tax band: E

Draft version: 1

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







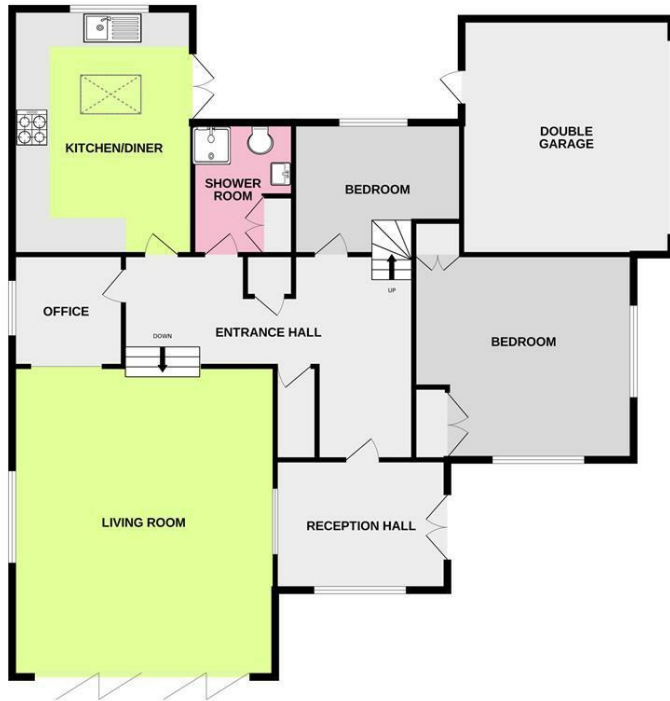




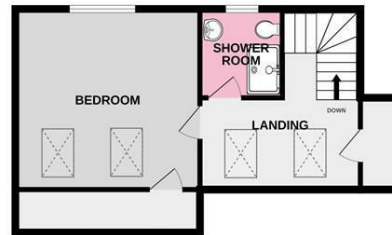





GROUND FLOOR



1ST 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 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

