



Offers In Excess Of  
**£775,000**  
Freehold

## Maytree Avenue, Worthing

- Beautiful Detached House
- Four Double Bedrooms
- Bathroom, Wet Room & Ensuite
- Open Plan Kitchen/Diner/Bar
- Home Office
- Off Road Parking
- Heated Swimming Pool
- Garage
- EPC Rating - D
- Council Tax Band - F

We are delighted to offer to the market this beautiful four bedroom detached house situated in the sought after Findon Valley area close to local amenities, shops, schools and the South Downs with easy access to both the A24 and A27. The property comprises of open plan kitchen/diner with bar area, lounge, conservatory and downstairs WC. Upstairs has four double bedrooms, study, a bathroom and ensuite to main bedroom. Other benefits include off road parking for multiple vehicles, garage and a large rear garden with a heated swimming pool.

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**Robert  
Luff & Co**  
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## Accommodation

**Double Glazed Porch Entrance To:**

### Hallway

Radiator. Spotlights. Wall lights. Karndean oak wood flooring. Understairs storage.

### Lounge 20'8" x 9'6" (6.30 x 2.90)

Double glazed bay window. Karndean oak wood flooring. Dual aspect with double glazed stained glass windows. Spotlights. Coving. Radiator. Integrated remote controlled gas fire.

### Kitchen/Diner/Bar 24'6" x 23'2" x 8'11" (7.49 x 7.08 x 2.73)

Karndean oak wood flooring. Spotlights. Coving. Granite worktops and splashback. Integrated basin and drainer. Five ring gas burner with overhead extractor. Integrated split level oven and microwave. Soft closing base, wall and draw units. Radiators. Maneuverable bar area. Double glazed triple sliding doors and separate double glazed door leading to garden/outdoor swimming pool. Double glazed sliding door to conservatory. Door to garage/utility area. Door to:

### Wet Room

Tiled walls. Square basin with towel rail. Modern rounded low level flush WC. Wall mounted heated towel rail. Large integrated rainfall shower with wall mounted controls. Spotlights. Frosted double glazed window. Extractor fan.

### Conservatory

Tiled floor. Double glazed doors leading to garden and swimming. Double glazed windows looking over the garden.

### Garage/ Utility Area

Electric garage door. Plumbing for white goods. Double glazed window. Wall and base units. Power and lighting.

### Landing

Double glazed window. Loft access with ladder.

### Office/ Reception Area 9'2" x 7'6" (2.80 x 2.31)

Double glazed window. Radiator. Shelving, desk, and draw units.

### Bedroom One 15'6" x 11'6" (4.74 x 3.53)

Radiator. Coving. Spotlights. Sliding door to Juliet balcony overlooking garden, swimming pool and gallops. Mirrored sliding door leading into:

### En-Suite Bathroom 11'6" x 8'0" (3.52 x 2.46)

Multi functional remote controlled spotlights and down lights. Double glazed frosted window. Underfloor heating. Integrated low level flush WC. Large basin and vanity unit with wall hung mixer tap. Double ended oval bath with wall mounted controls. Italian glass wall tiles.

### Bedroom Two 11'9" x 9'6" (3.59 x 2.91)

Radiator. Dual aspect double glazed windows. Dimmer switch.

### Bedroom Three 9'6" x 6'11" (2.90 x 2.13)

Radiator. Double glazed windows. Dimmer switch.

### Bedroom Four 9'6" x 7'6" (2.92 x 2.31)

Radiator. Double glazed windows. Dimmer switch.

### Bathroom

Porcelain tiled floor and walls. Modern oval wall mounted heated towel rail. Low level WC and vanity unit. Storage cupboard housing boiler system. Spotlights. Modern curved one piece basin and modern style tap. Bath with overhead shower and wall mounted controls. Shower screen. Extractor fan.

### Garden

West facing. Decking area. Seating and lounging areas. Heated swimming pool. Pagoda seating area. Timber built shed. Summer house. Pizza oven. Mature trees and flowers.

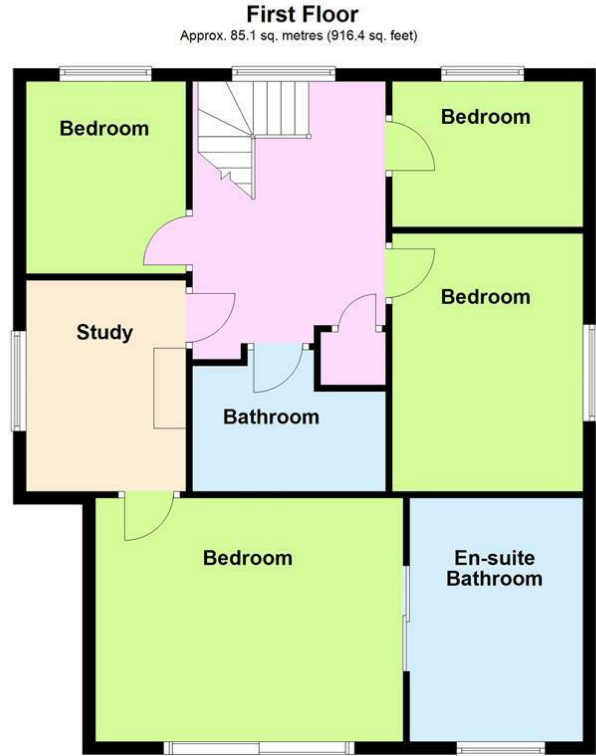
### Front Garden

Off-road parking for multiple vehicles. Lawn area. Mature trees and bushes.





# Floorplan



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

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.