



2



3



1



E





## Description

We are delighted to offer to the market this three bedroom detached house situated in a beautiful position of Findon Valley close to local amenities, shops, schools and the South Downs with easy access to both the A24 and A27. The accommodation offers a kitchen/breakfast room with utility, dining area, living room, sunroom, three double bedrooms and a bathroom with a separate WC. The property also benefits from an extra long detached garage, surrounding attractive gardens, gas fired central heating and double glazing.

## Key Features

- Detached Bungalow
- Sun Room
- Double Glazed Throughout
- Detached Garage
- Council Tax Band E
- Three Bedrooms
- Utility Room
- Private Driveway
- EPC Rating E



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Detached bungalow, beautiful position of Findon Valley, detached garage, gas fired central heating, double glazing.

**Sun Room/Entrance Porch**  
**2.79m x 2.31m (9'2 x 7'7)**  
 Double glazed, double opening doors leading to:

**Dining Area**  
**5.05m x 3.48m (16'7 x 11'5)**  
 With radiator, dimmer switches, double glazed window with westerly aspect, and door to:

**Living Room**  
**5.03 x 3.9 (16'6" x 12'9")**  
 With triple aspect, double glazed windows, dimmer switch, radiator, coving and feature stone fireplace with tile insert.

**Kitchen**  
**4.32m x 2.62m (14'2 x 8'7)**  
 With a range of base and wall units, roll top working surfaces with a double drainer stainless steel sink and mixer tap, space for breakfast table, radiator, space for gas cooker, tiled splash backs, double glazed window, further appliance space, door through to:

**Utility Room**  
**2.90m x 2.67m (9'6 x 8'9)**  
 With a range of white fronted base and wall units, roll top working surfacing including a stainless steel sink with mixer tap, cupboard housing electric meters, double glazed window to front and double glazed door to rear, further

appliance space, space and plumbing for washing machine and double glazed door with access to rear garden.

**Inner Doorway**  
 With loft hatch.

**Bedroom One**  
**3.89m x 3.81m (12'9 x 12'6)**  
 Double glazed window with southerly aspect, radiator, fitted recess cupboard with hanging and storage over, dimmer switch, fitted wardrobes and bedroom furniture including bedside tables.

**Bedroom Two**  
**3.86m x 3.81m (12'8 x 12'6)**  
 With two double glazed windows, radiator, cupboards with hanging and coving.

**Bedroom Three**  
**3.76m x 2.67m (12'4 x 8'9)**  
 With radiator, double glazed window, coving and dimmer switch.

**Bathroom**  
 Panel enclosed bath with telephone style mixer tap and shower attachment, shower cubicle with sliding door and fitted shower, low flush WC, pedestal wash hand basin, heated towel rail, tiled floor, tiled walls, shaver point, downlighters, coving and frosted double glazed windows.

**Separate WC**  
 With low flush WC, wash hand basin, part tiled walls, frosted double glazed window and coving.



### Outer Lobby Area

With useful bookshelves and double glazed uPVC door to rear garden.

### Outside

Garden to three sides with a secret garden area offering mature trees and shrubs, patio area with outside tap and path leading to decked area with space for a hot tub. The rear garden has lawn area, deep wall enclosed flowerbeds, range of mature trees and shrubs, potting shed, timber shed.

### Front Garden

Attractive front garden with lawn area, mature trees and shrubs, steps and path leading to upper terrace area. Private driveway to:

### Garage

Extra long garage with window, power and light.



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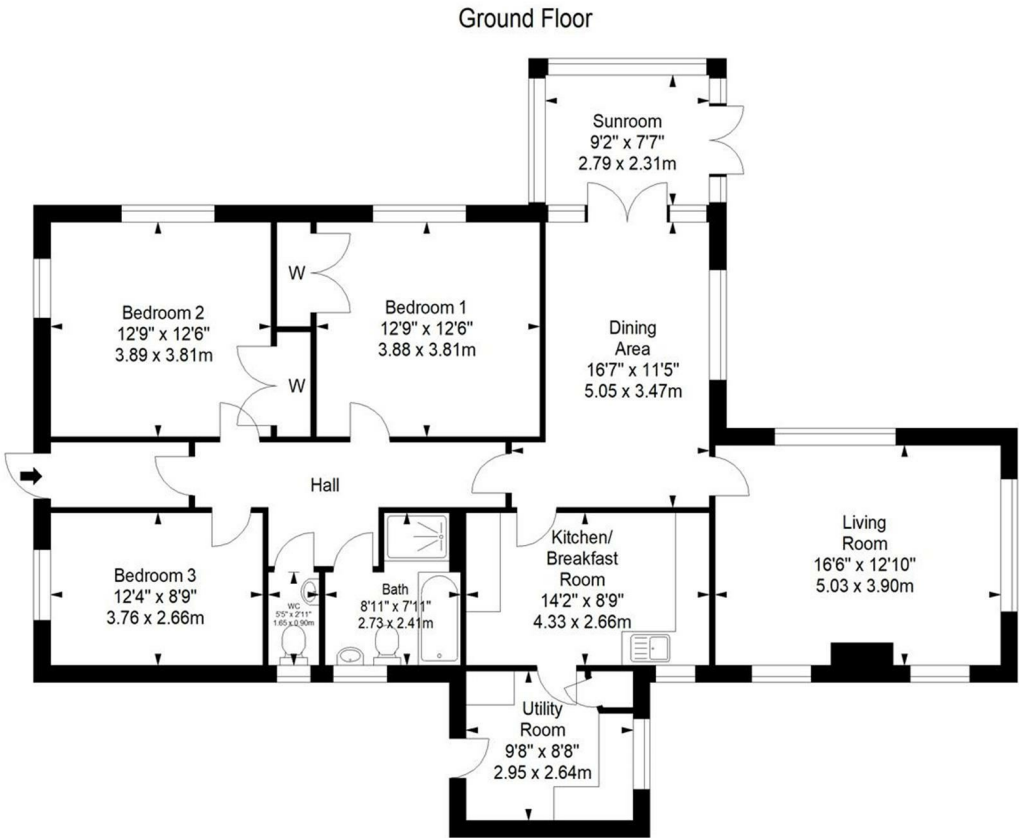
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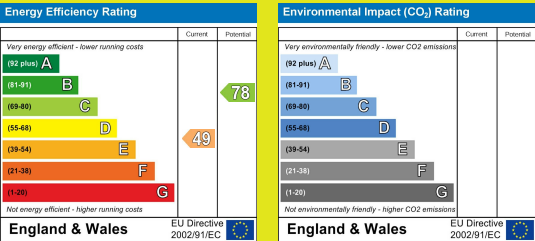
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Floor Plan Maytree Avenue



Approximate gross internal floor area 127.2 sq m/ 1369.2 sq ft  
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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