



**Maytree Avenue, Findon Valley, Worthing BN14 0HP**

Guide Price **£535,000**





**Property Type:** Chalet

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

- Detached Chalet Bungalow
- Four Double Bedrooms
- Modern Kitchen
- Spacious Living Room & Dining Room
- Ground Floor Bedroom & Bathroom
- Three First Floor Bedrooms & Bathroom
- Spacious & Versatile
- South Facing Rear Garden
- Off Road Parking & Store
- Close to Findon Valley Amenities



This spacious, detached chalet bungalow that has been thoughtfully extended and modernized. The home offers four double bedrooms, two bathrooms, two inviting reception rooms, modern kitchen and a beautifully maintained south-facing rear garden.





## INTERNAL

Upon entering the property, you step into a large porch—ideal for storage and perfect for accommodating a buggy. From the entrance hall, the kitchen has been opened up and refitted with contemporary pale sage green kitchen units offering ample storage, featuring a stylish larder cupboard, integrated wine fridge and space for a range cooker, fridge/freezer and dishwasher, down the other end is a handy utility area with space for washing machine and tumble dryer, side door giving outside access.

At the rear of the home sits a spacious south-facing living room, with a dual aspect to allow plenty natural light in and complete with a feature log burner and double doors leading out to the rear garden. Adjacent is the separate dining room, with views over the garden and also houses the staircase to the first-floor landing.

From the hallway, steps lead down to a fourth double bedroom with its own private door to the garden, as well as access to a recently refitted bathroom—creating a space that feels both separate from, yet connected to, the main home.

On the first floor, there are three well-proportioned double bedrooms and an additional shower room, completing this versatile and thoughtfully arranged property.

## EXTERNAL

The block paved driveway provides generous off-road parking for multiple vehicles, framed by an attractive front garden laid to lawn with well-established shrub borders. The former garage has been thoughtfully partially converted, still offering a practical external storage section with an up-and-over door.

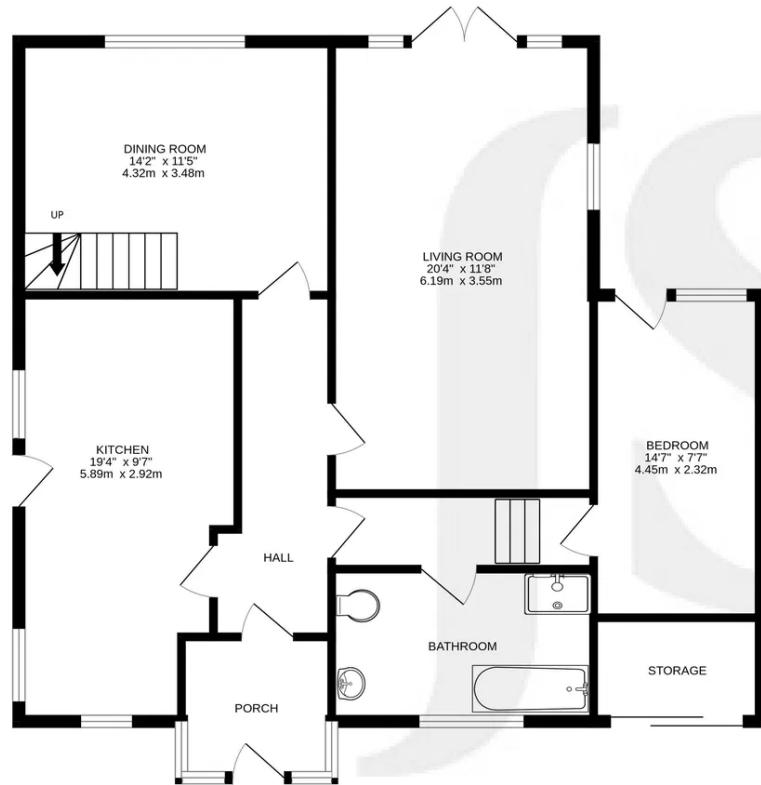
The south-facing rear garden is a standout feature of this home—beautifully maintained and predominantly laid to lawn, with mature planting that adds colour and privacy throughout the seasons. A raised decked area creates the perfect spot for relaxing or entertaining, making this outdoor space as enjoyable as the home itself.

## SITUATED

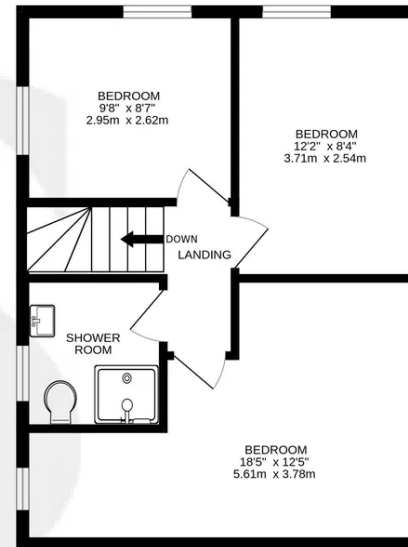
Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and travellers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC