



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

Offers Over **£525,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Semi-Detached Bungalow
- Three Double Bedrooms
- Extended Lounge/Kitchen/Diner
- Modern Kitchen
- Well Presented
- Shower Room & En-Suite
- Garage
- Off Road Parking
- West Facing Rear Garden
- Close to Local Shops

A well presented and extended three double bedroom bungalow, featuring a modern en-suite shower room. The property offers a stylish open-plan contemporary kitchen, living and dining space, an additional shower room, garage, off-road parking, and a west-facing rear garden.





## INTERNAL

This beautifully presented semi-detached bungalow offers spacious and versatile living in a highly sought-after location. The heart of this home is the extended lounge/kitchen/diner, a bright and inviting space perfect for both daily living and entertaining with French doors leading to rear garden and air conditioning. The modern kitchen is well-appointed, providing a contemporary feel and ample room for culinary pursuits with built in double ovens, microwave, dishwasher and washer/dryer, also space for American fridge/freezer. With three generously sized double bedrooms, there is plenty of accommodation for the family. The property benefits from a shower room and a modern en-suite, ensuring comfort and practicality.

## EXTERNAL

Externally, the property boasts a west-facing rear garden, offering a delightful outdoor space for relaxation and enjoyment of the afternoon sun. Parking is made easy with off-road parking available, complemented by a single garage, providing additional storage or secure parking for a vehicle which houses the boiler and space for utility appliances.

## 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.