



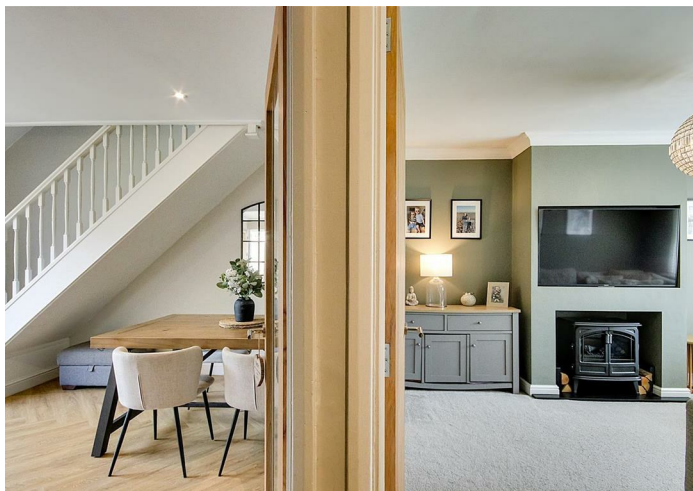
40 Vale Avenue, Worthing, BN14 0BZ
Guide Price £525,000

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An extended and immaculate four bedroom semi detached chalet bungalow forming part of the highly sought after catchment area of Findon Valley, close to local shops, schools and Downland walks. The accommodation consists of a covered porch, reception hall, lounge, feature open plan kitchen/dining room, ground floor bedroom, feature ground floor bathroom/w.c, first floor landing, three first floor bedrooms, private driveway, car port, front and rear gardens.

- Extended Semi Detached Chalet
- Four Bedrooms
- Downland Views
- Feature Kitchen/Dining Room
- Immaculate Condition
- Sought After Area
- Vale School Catchment
- Viewing Essential



Covered Porch

East aspect double glazed windows with view across to The Downs. Brick base. Tiled flooring. Composite front door to the reception hall.

Reception Hall

5.54m x 1.07m (18'2 x 3'6)

Radiator. Meter cupboard. Wood effect LVT flooring. Levelled and coved ceiling with spotlights.

Lounge

4.39m x 3.07m (14'5 x 10'1)

South aspect via double glazed windows with fitted blinds. Chimney breast with TV recess and a fireplace alcove with hearth. Radiator. Levelled and coved ceiling.

Open Plan Kitchen/Dining Room

Kitchen Area

3.63m x 2.41m (11'11 x 7'11)

Fitted suite in 2022 comprising of a butler sink unit having mixer taps with storage cupboard below. Areas of Quartz work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted Bosch oven and grill. Fitted Bosch microwave. Hotpoint four ring induction hob. Integrated fridge and freezer. Integrated dishwasher. Matching Quartz breakfast bar area with three lights over. Wood effect LVT flooring. Built in storage cupboard housing the homes wall mounted central heating boiler. Levelled and coved ceiling with spotlights. North aspect double glazed window. Double glazed stable door to the rear garden.

Dining Area

4.09m x 3.12m (13'5 x 10'3)

Tall radiator. Wood effect LVT flooring. Space for dining table and chairs. Levelled and coved ceiling with spotlights. Staircase to first floor landing. Double glazed sliding doors to the rear garden.

Ground Floor Bedroom One

5.59m x 2.44m (18'4 x 8'0)

South aspect via double glazed windows with fitted blinds. Freestanding mirror fronted double wardrobe. Radiator. Levelled ceiling.

Ground Floor Bathroom

2.39m x 1.73m (7'10 x 5'8)

Fitted suite in 2023 comprising of a tiled panelled bath with mixer taps having shower attachment, shower head and shower screen over. Circular wash hand basin with mixer taps and having sensor mirror light over and drawers below. Push button w.c. Ladder design radiator. Feature wood panel effect walls. Majority tiled walls. Tiled flooring. Levelled ceiling with spotlights. Obscure glass double glazed window.

First Floor Landing

2.29m x 0.81m (7'6 x 2'8)

Levelled ceiling. Doors to all first floor bedrooms.

Bedroom Two

3.02m x 2.41m (9'11 x 7'11)

South aspect via a velux double glazed window. Radiator in decorative casing. Wall light point. Levelled and sloping ceiling.

Bedroom Three

2.82m x 2.72m (9'3 x 8'11)

South aspect velux double glazed window. Radiator. Eaves storage cupboard. Levelled ceiling.

Bedroom Four

3.30m x 2.26m (10'10 x 7'5)

North aspect double glazed windows. Radiator. Levelled ceiling. Eaves storage cupboard. NB: Room extends in width to 14'1 but not in head height.

OUTSIDE

Front Garden

Laid to lawn with a flower and shrub border to the front. Slate bed. Pathway to the homes front door. Views across to The Downs.

Rear Garden

With the first area of garden being paved to the rear and full width of the home with space for garden table and chairs and a storage shed. Raised wood decked patio area with additional space for seating. The majority of area is then laid to lawn and also offers views across to The Downs. Wood chipped children's play area. Summer house. Flower and shrub border.

Private Driveway

Providing off street parking and leading to the car port.

Car Port

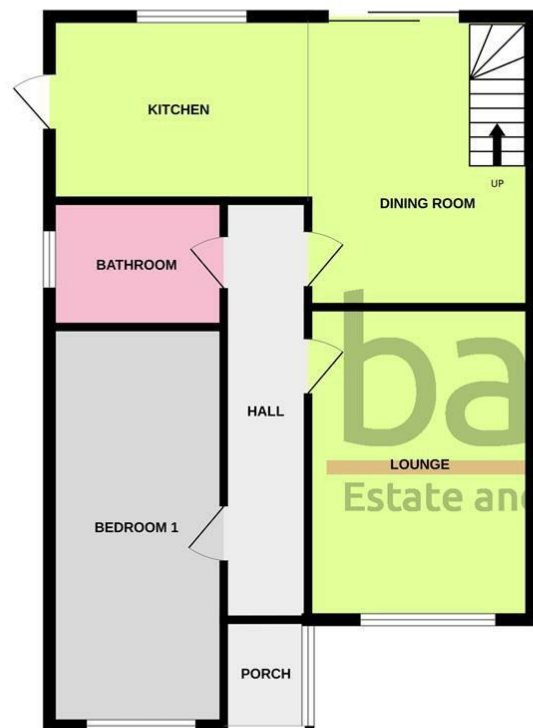
9.75m x 2.29m (32'0 x 7'6)

Accessed via an up and over door. Pitched polycarbonate roof. Power and light. Workbench area with shelving and storage below as well as space for washing machine and tumble dryer. Wooden double doors to the rear garden.

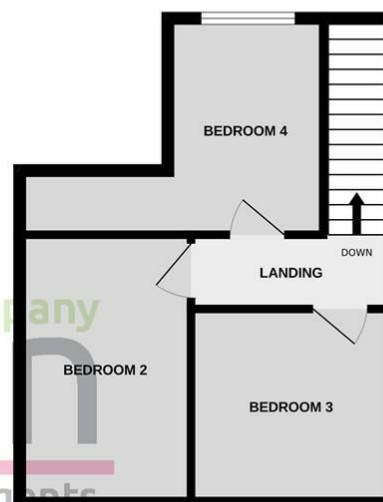
Council Tax

Council Tax Band D

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
	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



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