



47 Chute Avenue, Worthing, BN13 3DU

Price £470,000

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A spacious two double bedroom detached bungalow in highly sought after High Salvington. Located in sought after Chute Avenue with sea glimpses and west aspect rear garden. The accommodation briefly comprises, entrance hall, cloakroom/Wc, lounge and dining room, kitchen, lean to, conservatory, two bedrooms and bathroom/Wc. Externally there are front and rear gardens, private drive and garage. Available chain free.

- Detached Bungalow
- Two Bedrooms
- Lounge & Dining Rm
- Conservatory & Lean To
- Cloakroom/Wc
- Private Drive & Garage
- BathroomWc
- Chain Free





Double glazed front door opening to;

Entrance Hall

Radiator. Airing cupboard housing factory lagged hot water cylinder. Recessed cloak cupboards with hanging rail and shelf, further recessed shelved cupboard.

Cloakroom/Wc

Low level flush WC. Double glazed obscure glass window. Radiator.

Lounge

4.53×3.64 (14'10"×11'11")

Double glazed window to rear and side. Fireplace with inset electric fire. Double glazed door to conservatory. Wall mounted central heating thermostat. Archway to dining room. Radiator.

Dining Room

2.32×3.17 (7'7"×10'4")

Radiator. Double glazed window to side.

Conservatory

5.75×2.19 (18'10"×7'2")

Double glazed windows and door overlook and lead to the rear garden. Door to side lean to. Tiled floor.



Kitchen

3.63×2.73 (11'10"×8'11")

Worktop surfaces with cupboards and drawers fitted under. Inset one and a half bowl sink unit. Freestanding cooker. Freestanding slimline dishwasher. Range of matching wall cupboards. Radiator. Double glazed window. Double glazed door lean to.

Lean To

Double glazed door to front. Tiled floor. Part wood panelled walls. Double glazed obscure glass windows and poly carbonate slopped roof. Door to conservatory.

Bedroom One

4.37 into bay x 3.31 (14'4" into bay x 10'10")

Double glazed bay window. Two radiators.

Bedroom Two

3.63×2.90 (11'10"×9'6")

Double glazed window. Two radiators. Fitted furniture surrounding space for bed.

Bathroom/Wc

Suite comprising panelled bath with shower over, wall



mounted wash hand basin and low level flush WC. Towel radiator. Part tiled walls. Double Glazed obscure glass window.

Private Driveway

Providing off road parking and leading to the garage.

Garage

Electric door. Double glazed door to garden. Wall mounted boiler.

West Aspect Rear Garden

raised deck, paved patio and remainder laid to lawn. Pond. Personal door to garage.

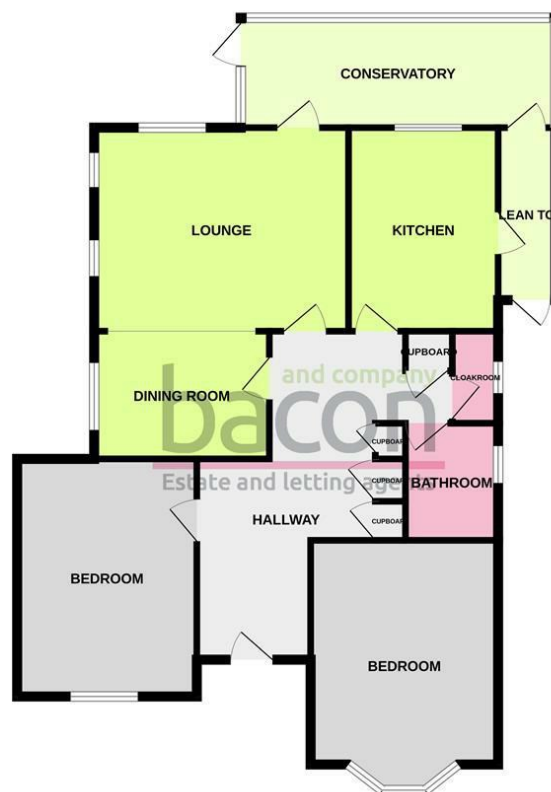
Required Information

Council tax band: E

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND 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 misstatement. 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		71
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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