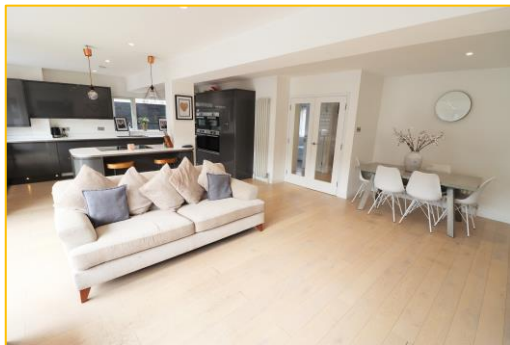




- EXTENDED FOUR BEDROOM HOME
- LANDSCAPED WEST FACING REAR GARDEN
- SUBSTANTIAL OPEN PLAN LIVING SPACE
- STUNNING VIEWS OVER CISSBURY
- EXCELLENT PRESENTATION THROUGHOUT
- OFF ROAD PARKING FOR SEVERAL CARS



Vale Avenue
 Worthing BN14 0BY

**Guide Price £625,000
 to £650,000**

A superb opportunity to purchase this spacious family home in the Vale school catchment. Accommodation comprises of a large open plan living space to the ground floor which opens up to the West facing landscaped rear garden, four bedrooms and two bathrooms. To the front there is a block paved driveway providing off road parking for several cars. There are also stunning views looking out over Cissbury Ring and the South Downs national park. Having seen so many recent improvements this property is presented to a very high standard and internal viewings are strongly recommended.

Entrance Hall 13' 2" x 7' 8" max (4.01m x 2.34m)

Double glazed front door. Storage cupboard. Tubular Radiator. Inset ceiling spot lights. Double opening glazed doors to the lounge.

Bedroom 2 12' 0" x 11' 5" into bay (3.65m x 3.48m)

Double glazed bay window to the front. Tubular radiator.

Bedroom 3 11' 5" into bay x 10' 1" to wardrobe front (3.48m x 3.07m)

Double glazed bay window to the front. Triple fitted wardrobe. Tubular radiator.

Shower Room 8' 7" x 4' 4" (2.61m x 1.32m)

Double glazed window to the side. Walk in double width shower cubicle with rain effect shower head and separate microphone style hand held attachment. Low level WC. Pedestal wash hand basin. Heated towel rail. Inset ceiling spot lights.

Lounge/Diner 21' 6" max x 16' 0" (6.55m x 4.87m)

One part of the open plan living space with a double glazed sliding door to the rear garden. Double glazed windows to the rear. Recessed dining space. Two vertical tubular radiators. Under stairs storage cupboard. Inset ceiling spot lights.

Kitchen/Breakfast Room 17' 0" x 10' 1" (5.18m x 3.07m)

Forming the second part of the open plan living space with double glazed windows to the side and rear. Worktops with a double width sink unit and mixer tap. Range of base units and drawers with matching wall mounted cupboards. Five ring induction hob. Two fitted ovens and microwaves. Integrated Washing machine, dishwasher, tumble dryer and fridge freezer. Wine fridge and rack. Inset ceiling spot lights.

First Floor Landing

Velux style window to the rear. Vertical tubular radiator. Storage cupboard. Inset ceiling spot lights.

Bedroom 1 18' 5" x 13' 2" (5.61m x 4.01m)

Double aspect room with double glazed windows to the front and rear giving outstanding views across Cissbury Ring and the Downs. Two tubular radiators. Inset ceiling spot lights.

Bedroom 4 10' 10" max x 7' 9" (3.30m x 2.36m)

Double glazed window to the front giving outstanding views across Cissbury Ring and the Downs. Tubular radiator. Inset ceiling spot lights.

Family Bathroom 11' 7" x 6' 6" (3.53m x 1.98m)

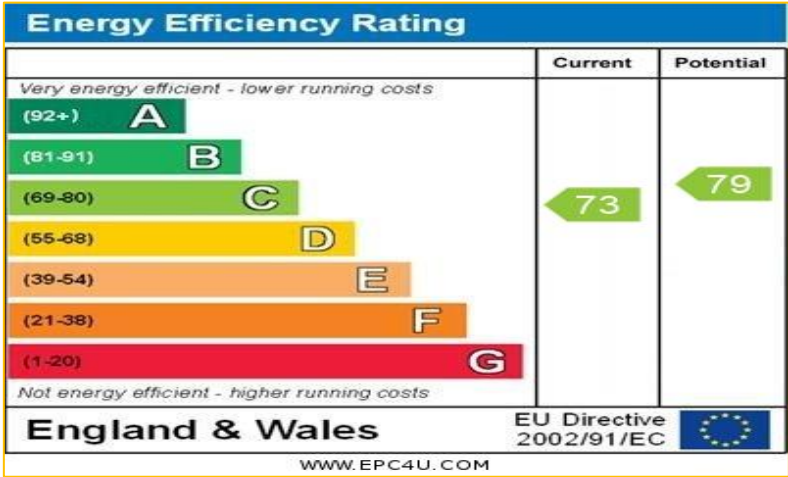
Double glazed window to the rear. Roll edge Bath with claw feet and mixer tap with telephone style hand held shower attachment. Walk in double width shower cubicle with rain effect shower and glazed panelling. Low level WC. Wash hand basin.

Front garden

Being mainly block paved providing off road parking for several cars.

Rear Garden

West facing garden which has been landscaped to provide a substantial paved patio area and a raised are of lawn. Side access.



Vale Avenue, Findon Valley, Worthing, BN14 0BY

Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft

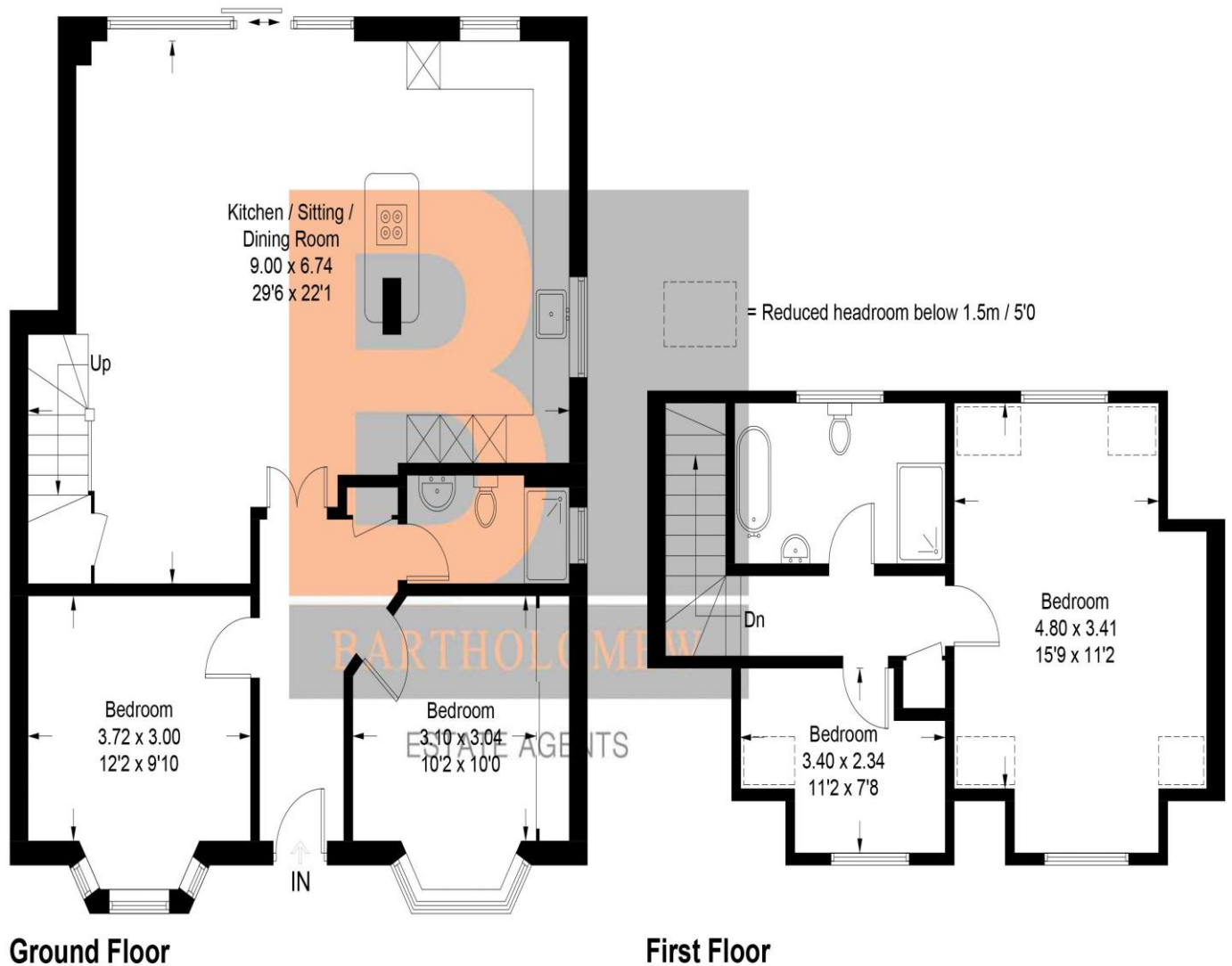


Illustration for identification purposes only, measurements are approximate, not to scale.
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traditional values modern thinking