



Offers In Excess Of
£625,000
Freehold

Allendale Avenue, Worthing

- Detached Chalet Bungalow
- Four Bedrooms
- Two Reception Rooms
- Triple Garage
- Large Driveway the Full Length of Property
- Views of Findon Valley.
- Substantial Sized Plot
- Two Bathrooms
- EPC Rating - TBC

Robert Luff and Co are delighted to offer to the market this detached chalet bungalow located on a substantial sized plot, situated in the heart of Findon Valley, close to local shopping facilities, parks, schools, bus routes, mainline station and easy access to the A24 and A27. Accommodation offers entrance porch, entrance hall, lounge, dining room, office/study, kitchen, four bedrooms and two bathrooms. Other benefits include large triple garage, shed/workshop/summerhouse, large driveway running the length of the property, front and rear gardens.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Porch

Large covered porch area with tiled floor, creating a veranda.

Entrance Hall 12'8 x 11'8 (3.86m x 3.56m)

Double-glazed door to spacious hall. Frosted double-glazed window. Coving. Radiator. Thermostat. Door to:

Lounge 13 x 12'7 (3.96m x 3.84m)

Double-glazed bay window overlooking front garden. Two further leaded light windows with westerly views over the valley. Cast iron solid fuel burner and slate hearth. Radiator. Coving.

Dining Room 13'8 x 10'7 (4.17m x 3.23m)

Double-glazed window. Double-glazed door to rear garden. Radiator. Coving

Office/Study 9'8 x 8'7 (2.95m x 2.62m)

Double-glazed window with view of rear garden. Built in desk and shelf above. Storage cupboard. Turn stairs to first floor.

Kitchen 11'7 x 9'5 (3.53m x 2.87m)

A range of oak fronted base and wall units. Worktop incorporating a one and half bowl sink with mixer tap. Space for range style cooker. Space and plumbing for washing machine. Space for fridge/freezer. Double-glazed window. Tiled splash backs. Cupboard enclosing boiler. Radiator. Stable style door to double-glazed lean to.

Lean to

Double-glazed windows. Double-glazed door leading to garden. Radiator.

Bedroom One 12'5" x 11'10" (3.79 x 3.63)

Double-glazed bay window overlooking front garden. Coving.

Bathroom

Panel enclosed bath with handles, telephone style mixer taps. Large walk in shower cubicle, with fitted mira shower. Pedestal hand wash basin. Low level flush WC. Tiled walls. Two frosted double-glazed windows. Cupboard with pre-lagged tank.

First Floor Landing

Stairs leading to first floor. Double-glazed window. Loft hatch.

Bedroom Two 10'7 x 9'8 (3.23m x 2.95m)

Double-glazed window to front. Radiator.

Bedroom Three 9'5 x 9'2 (2.87m x 2.79m)

Double-glazed window to front. Radiator. Eaves Cupboard.

Bedroom Four 10'5 x 8'5 (3.18m x 2.57m)

Double-glazed window overlooking rear garden. Radiator. Eaves storage.

Bathroom

Corner jacuzzi bath with mixer tap and shower attachment. Pedestal hand wash basin. Low level flush WC. Radiator. Frosted double-glazed window.

Outside

Rear Garden

Large rear garden laid mainly to lawn. A range of mature trees and shrubs. Flower borders. Outside tap. Side gate. Timber shed to side.

Shed/Workshop/Summer House

Summer house with a veranda and windows.

Garage 30 x 20'5 (9.14m x 6.22m)

Triple garage. Light and power. Double door. Double-glazed window. Side door.

Driveway.

Full length of the property. Double gates to front.

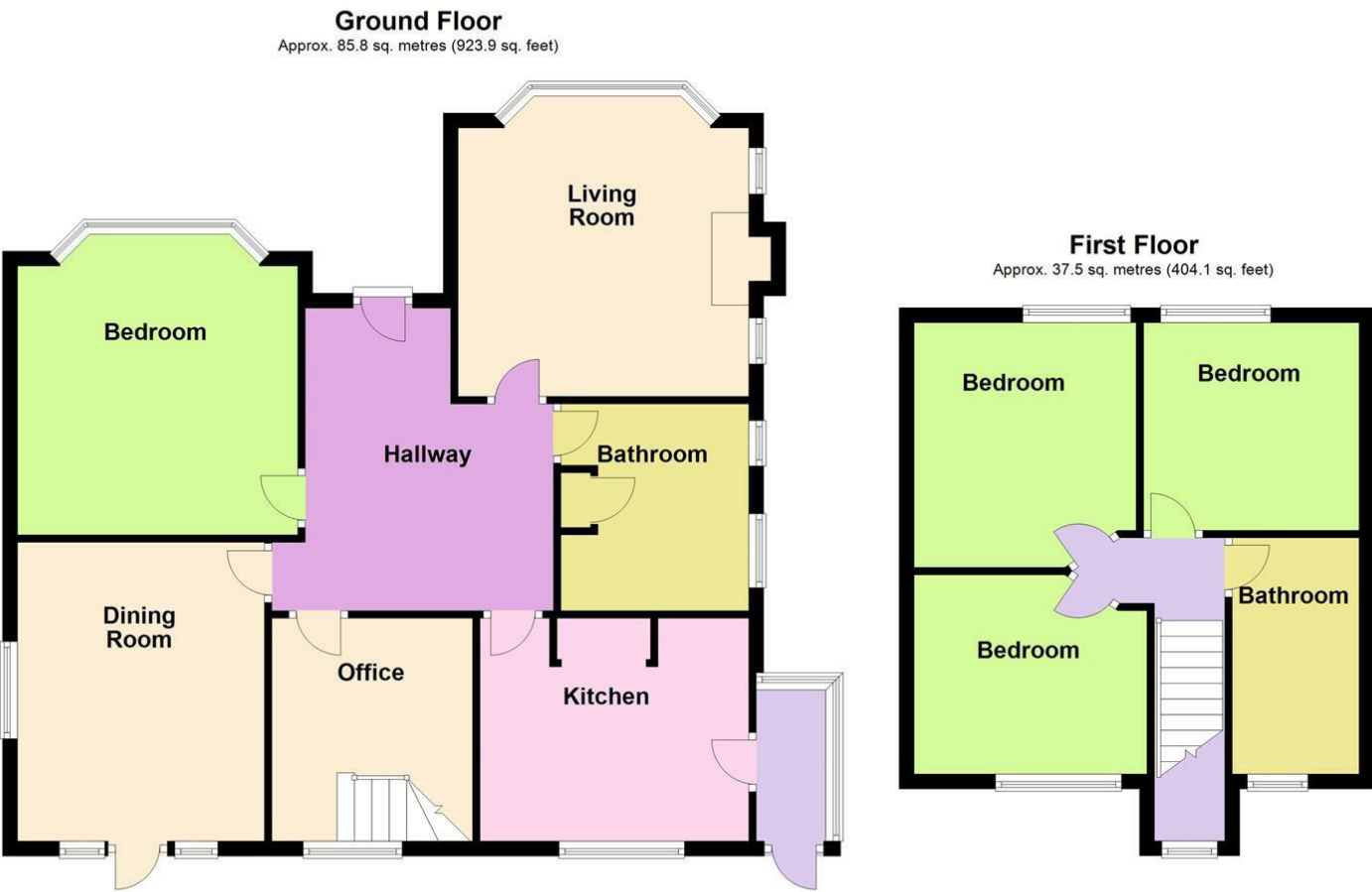
Front Garden.

Hedge lawn area. Rockery and driveway. Side gate to rear.

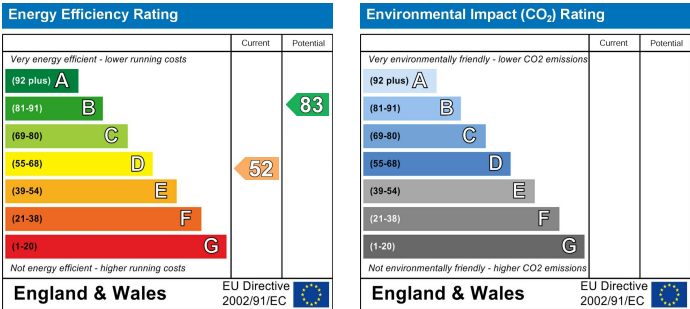


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk





Total area: approx. 123.4 sq. metres (1328.0 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.