



## Vale Avenue, Worthing



Offers In Excess Of  
£500,000  
Freehold

- Extended Semi Detached Bungalow
- Four / Five Bedrooms
- EPC Rating - TBC
- Approximately 100ft Rear Garden
- Stunning Views Over Cissbury Ring
- Vale School Catchment
- Sole Agents
- Refitted Kitchen / Dining Room
- Two / Three Reception Rooms

Robert Luff & Co are delighted to offer to market this well presented extended semi-detached family bungalow, ideally situated in this favoured Findon location enjoying stunning views over Cissbury Ring with local schools, shops, bus routes, parks and with easy access to both the A27 and A24 nearby. Versatile accommodation offers entrance hall, bay fronted living room, formal dining room, refitted kitchen / breakfast room and snug. The ground floor also benefits bedroom four and a bathroom. Upstairs is a master bedroom with a Juliet balcony enjoying stunning views with an en-suite shower room, two further bedrooms and a separate W.C. Other benefits include a block paved driveway, double width side access and feature enclosed 100ft rear garden.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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



## Accommodation

Part glazed door into:

### Entrance Hall

Engineered oak flooring, radiator, electric meter cupboard, built in storage cupboard with hanging space and shelving, skimmed ceiling with spotlights, door into:

### Lounge 14'0 into bay xx 11'0 (4.27m into bay xx 3.35m)

Double glazed bay window to front, engineered oak flooring, radiator, TV point, telephone point, feature fireplace with tiled hearth, picture rail, skimmed ceiling.

### Formal Dining Room 12'7 x 11'2 (3.84m x 3.40m)

Engineered oak flooring, radiator with decorative cover, space for 8-10 seater table and chairs, picture rail, opening through into:

### Refitted Kitchen / Dining Room 12'7 x 11'2 (3.84m x 3.40m)

Double glazed window to rear, enjoying stunning views over Cissbury Ring, one and a half bowl stainless steel sink unit inset to Quartz work surfaces with stainless steel mixer tap and engraved drainer, matching range of wall and base units, Stoves Richmond dual fuel range cooker with matching Stoves oven hood extractor, integrated SMEG dishwasher and built in wine cooler, space for American style fridge freezer, further range of base units with space and plumbing for washing machine and tumble dryer, extended breakfast bar with space for stools and storage cupboards below, radiator, roof lantern, feature double glazed bi-fold doors opening out onto the decking and again enjoying beautiful uninterrupted views over Cissbury Ring.

### TV / Snug Room 11'0 x 10'4 (3.35m x 3.15m )

Radiator with decorative cover, space for sofas or a desk, stairs leading up to first floor, opening through to the kitchen / diner.

### Ground Floor Bedroom Four 11'6 x 7'0 (3.51m x 2.13m)

Double glazed window to front and side aspect, engineered oak flooring, built in cupboard housing boiler and gas meters, double glazed door leading out to side access, skimmed ceiling with spotlights.

### Ground Floor Bathroom

Double glazed frosted window to side aspect, panel enclosed bath with mixer tap, shower attachment and screen, pedestal wash hand basin with chrome taps, low level flush W.C, heated chrome towel rail, fully tiled walls.

### First Floor Landing

Double glazed Velux window to rear, radiator, skimmed ceiling.

### Separate W.C

Low level flush W.C, wall mounted wash hand basin, skimmed ceiling.

### Bedroom One 13'8 x 12'10 (4.17m x 3.91m)

Double glazed windows and Juliet balcony to rear enjoying stunning views over Findon and across Cissbury Ring, TV point, space for wardrobes, decorative wall mounted lights, skimmed ceiling, door into:

### En-Suite Shower Room

Double glazed frosted window to rear, wall mounted wash hand basin inset to vanity unit with tiled splash back, walk-in shower shower enclosure with mains shower, towel radiator, extractor fan.

### Bedroom Two 11'2 x 9'2 (3.40m x 2.79m)

Double glazed Velux window to front, space for wardrobes, TV point, built in eaves storage cupboard, skimmed ceiling.

### Bedroom Three 10'9 x 9'0 (3.28m x 2.74m)

Double glazed Velux window to front aspect, wall mounted TV point, space for wardrobes, skimmed ceiling.

### Rear Garden

A particular feature of the home is this wonderful secluded and enclosed rear garden, approximately 100ft with raised decking area coming off the kitchen family room providing ample space for table and chairs and general entertainment, steps lead down to the garden which is mainly laid to lawn with a patio to the rear and summer house, the property also benefits side access.

### Front Garden

Laid to lawn with brick enclosure.

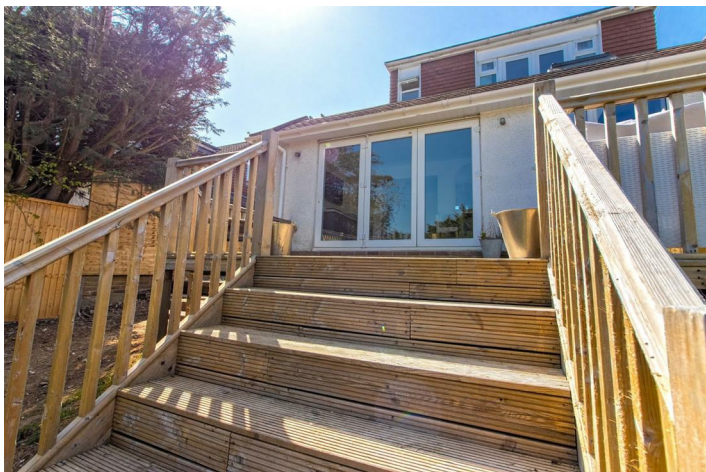
### Driveway

Block paved driveway providing off road parking for several vehicles with double opening gates leading down the side access with scope for storage or future development.





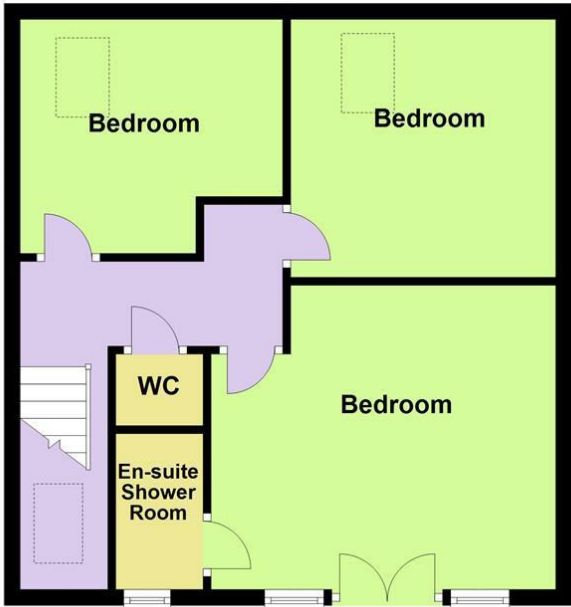




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.