



Ashfold Avenue, Worthing

Price
£500,000
Freehold

- Extended Detached Bungalow
- Four Bedrooms
- Double Glazing Throughout
- Garage
- Off-Road Parking
- Findon Valley Location
- Beautiful Rear Garden
- EPC Rating - D
- Council Tax Band - D
- NO CHAIN

Robert Luff & Co are delighted to offer to the market this four bedroom extended detached bungalow situated in the sought after Findon Valley location close to local shops, schools, parks, bus routes and easy access to both the A24 and A27. Accommodation offers porch, entrance hall, kitchen, lounge, three bedrooms, a further reception room/bedroom and a family bathroom. Other benefits include a lovely rear garden, garage and off road parking.

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Accommodation

Porch Door

Double glazed door opening into:

Entrance Porch

Double glazed windows.

Front Door

Double glazed front door opening into:

Entrance Hall

Radiator. Storage cupboards. Thermostat. Coving. Loft hatch.

Kitchen 13'0" to door x 11'3" max (3.98 to door x 3.44 max)

A range of base and wall units. Work surface incorporating basin. Electric oven with four ring gas hob and extractor fan over. Tiled splashback. Space for washing machine and fridge freezer. Storage cupboard housing boiler. Radiators. Coving. Double glazed door to:

Lean to

Water tap. Double glazed door to front and rear.

Lounge 21'1" x 13'0" (6.44 x 3.98)

Fireplace with hearth. Coving. Triple aspect double glazed windows. Double glazed door to garden.

Bathroom 7'6" x 5'6" max (2.30 x 1.68 max)

Bath with wall mounted shower over. Basin set in vanity unit. WC. Tiled. Heated towel rail. Coving. Velux skylight.

Bedroom One 12'9" x 10'11" (3.91 x 3.335)

Fitted wardrobes. Coving. Double glazed window.

Bedroom Two 12'10" x 10'9" (3.92 x 3.28)

Fitted wardrobes with hanging rail and shelving. Radiator. Coving. Dual aspect double glazed window.

Diner/Bedroom Three 9'6" x 10'1" (2.92 x 3.08)

Radiator. Coving. Double glazed window.

Bedroom Four 10'2" max x 9'11" (3.12 max x 3.04)

Fitted wardrobes with shelving. Radiator. Picture rail. Coving. Dual aspect double glazed window.

Rear Garden

Patio area. Lawn area. Mature plants and flowers. Shed. Door to garage. Gat to side access and garage front.

Front Garden

Patio. Flower beds. Access to garage. Access to lean to.

Garage



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Total area: approx. 108.7 sq. metres (1169.7 sq. feet)

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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