



Maytree Avenue | Findon Valley | BN14 0HL  
Guide Price **£650,000**





Nestled in the desirable area of Findon Valley, this spacious detached bungalow offers three generous double bedrooms, a bright, triple-aspect living room that fills with natural light, large dining area, kitchen/breakfast room and utility room, porch/sun room, bathroom/wc, along with a separate wc. Outside, the established gardens offers both front and rear green spaces that create a tranquil and private setting. The driveway provides off-road parking and leads to the garage.



# Key Features

- Detached Bungalow
- Three Double Bedrooms
- Spacious Living Room
- Dining Area
- Kitchen/Breakfast Room & Utility Room
- Fitted Wardrobes in Two Bedrooms
- Bathroom/WC & Separate WC
- Porch/Sun Room
- Garage & Off Road Parking
- Established Front & Rear Gardens



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Double doors open into the inviting entrance porch/sunroom, a bright space perfect for seating. This leads into the generous dining hall, offering ample room for a dining suite—ideal for hosting family gatherings or dinner parties. The triple-aspect living room is a highlight of the home, offering stunning countryside views and an abundance of natural light that floods the space, creating a warm and welcoming atmosphere. The kitchen/breakfast room features a range of units, providing ample storage and space for appliances, as well as a table and chairs for casual dining. An adjoining utility room offers additional storage and space for white goods, with convenient access to the rear of the property through a back door. The bungalow offers three well-proportioned double bedrooms, two of which include built-in wardrobes for added storage. The bathroom is equipped with a shower cubicle, panelled bath, WC, and wash hand basin, complemented by an additional separate WC for convenience. An inner hallway at the rear of the home provides easy access to the private and well-established rear garden..

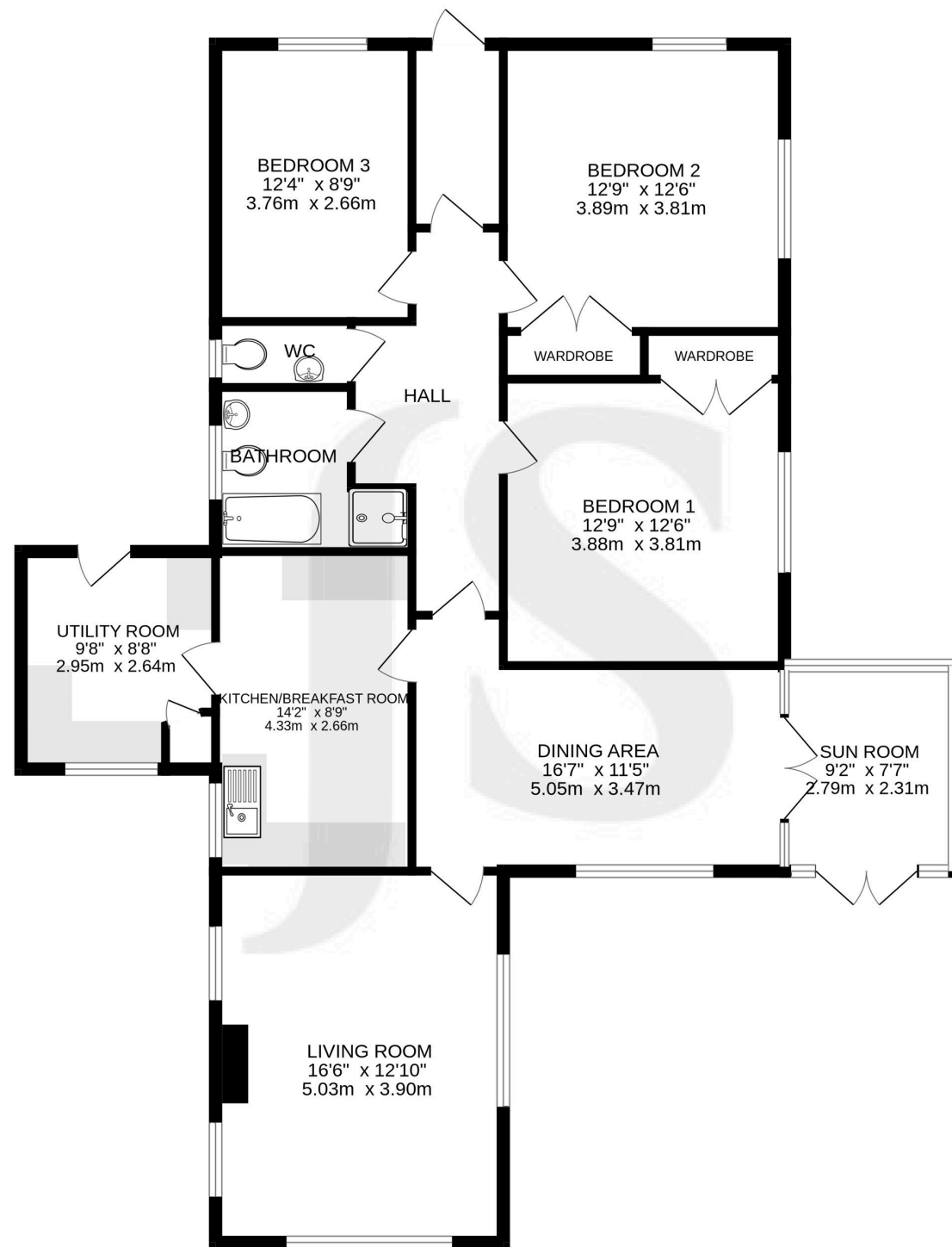
## EXTERNAL

The front garden is beautifully maintained, featuring a neatly laid lawn framed by a variety of shrubs and flowers along the boundary. The private driveway offers ample off-road parking and leads to the detached garage. The rear garden is a tranquil retreat, boasting an Italian patio garden, a hot tub area, and a lush lawn bordered by mature trees, shrubs, and vibrant flowers. Additionally, there is a dedicated vegetable garden and a patio seating area, perfect for outdoor dining and entertaining.

## SITUATED

Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1302 Sq Ft

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.