



55 Maytree Avenue, Worthing, BN14 0HL  
Guide Price £500,000

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A modern three double bedroom, two bathroom, extended semi detached bungalow benefitting from a West facing rear garden. Briefly the accommodation comprises: entrance hall, open plan and extended living/dining room and kitchen, three double bedrooms with bedroom two benefiting from ensuite and separate shower room/wc. Externally there is West facing rear garden, front garden with block paved driveway and garage. Further benefits include gas central heating, double glazing throughout and air conditioning. The property is within close proximity to local schools, shops, amenities and easy access to A24 going North and A27 heading South.

- Semi Detached Bungalow
- Extended Kitchen/Living/Dining Room
- West Facing Rear Garden
- Shower Room & Ensuite
- Garage
- Driveway
- Popular Findon Valley Location



Double glazed UPVC door to:

### Entrance Hall

Inset ceiling spotlighting. Radiator. Access to loft space via hatch. 'HIVE' central heating thermostat. Built in shelved linen cupboard.

### Open Plan Living/Kitchen/Dining room

#### Modern Kitchen

Roll edge work surface having inset one and a half bowl composite sink with mixer tap and draining board. Four ring gas hob with concealed extractor fan over. Fitted double oven and microwave. Integrated dishwasher and washer/dryer. Space for American style fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Under counter LED lighting. Inset ceiling spotlighting.

#### Extended Living/Dining Room

Double glazed French doors leading to Rear garden. Double glazed window. Inset ceiling spotlighting. Two radiators. 'Mitsubishi' air conditioning unit for heating and cooling.

#### Bedroom One

Double glazed window to front. Radiator. Levelled and coved ceiling.

#### Bedroom Two

Double glazed window. Radiator. Inset ceiling spotlighting. Door to:

#### En-Suite

Step in shower tray with sliding door glazed shower screen, tiled surround and overhead

rainfall shower with wall mounted controls. Vanity unit with wash hand basin, mixer tap and cupboard below. Close coupled WC. Ladder style towel radiator. Wall mounted mirror with LED lighting. Extractor fan.

#### Bedroom Three

Double glazed window overlooking rear garden. Radiator.

#### Shower Room

White suite comprising corner step in shower tray with glazed doors and wall mounted controls with overhead shower. Vanity unit with wash hand basin, mixer tap, close couple WC and a variety of built in drawers and cupboards. Ladder style towel radiator. Tiled walls. Extractor fan. Two double glazed windows. Inset ceiling spotlighting.

#### Outside

##### Driveway

Paved for ease and maintenance and hard standing for one to two vehicles.

##### Front Garden

Majority being laid to lawn with borders of mature bushes, small trees and plants. Formal wall to front.

##### Rear Garden

Decked patio area. Majority being laid to lawn with further shingled area. 6 foot fence surround. Borders of small trees, bushes and shrubs.

#### Garage

Up and door. Wall mounted 'Ideal' combination boiler supplying gas central heating and hot water. Electrical consumer unit. Power and light. Two double glazed windows. Double glazed door to garden. Space and plumbing for washing machine. Space for tumble dryer.

#### Agent Note

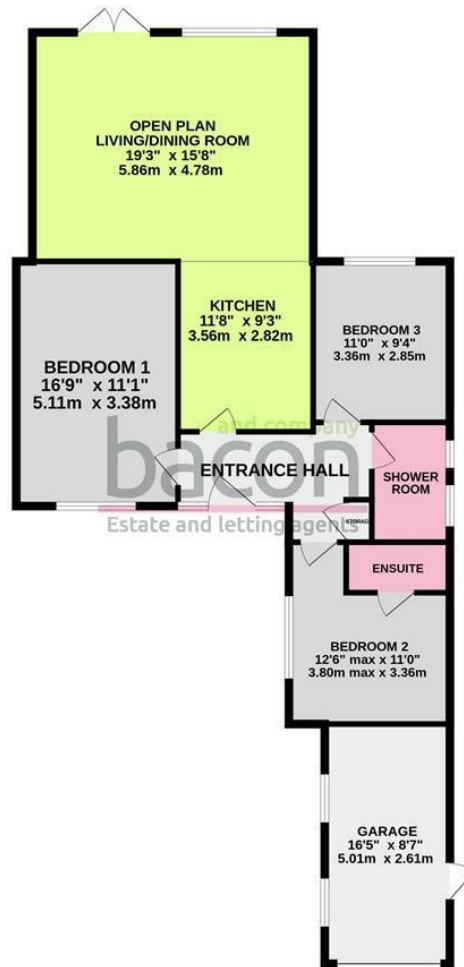
Under the estate agents act 1979 section 22 we advise that there is a connection on this property between the vendor and Bacon and Company Estate Agents.







GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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