



## Chute Avenue, Worthing

Offers In Excess Of  
£475,000  
Freehold

- Detached Bungalow
- Sought After High Salvington Location
- Conservatory / Dining Room
- Kitchen / Breakfast Room
- Landscaped Front & Rear Gardens
- Three Bedrooms
- Bay Fronted Living Room
- EPC Rating - D
- Bathroom & Separate W.C
- Garage & Driveway

Robert Luff & Co are delighted to offer to market this well presented spacious detached bungalow ideally situated in this sought after High Salvington location nestled next to the South Downs and close to the comprehensive local shopping facilities, schools, bus routes and easy access to both the A27 and A24 nearby. Accommodation offers entrance porch into entrance hall, bay fronted living room, a good size kitchen / breakfast room, conservatory / dining room, three bedrooms, a family bathroom and separate W.C. Other benefits include a beautifully landscaped rear garden, a large front garden, garage and driveway providing off road parking.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance

UPVC door to porch.

### Porch

With double opening doors to hallway.

### Hallway

Radiator, coving, loft hatch, central heating controls, airing cupboard.

### Lounge 16'11" x 12'6" (5.18 x 3.82)

Radiator, dual aspect double glazed window with distant views of Worthing and the sea, fireplace with wooden mantle, coving, TV point.

### Kitchen 13'5" x 9'5" (4.10 x 2.88)

A wide range of white fronted wall and base units, wood effect work surfaces, one and a half bowl white sink unit with mixer tap, electric oven, four ring gas hob, extractor fan, wine rack, built in plinth heater, integrated fridge / freezer, coving, downlighters, breakfast table and chairs, Velux skylight window, double glazed French doors to:

### Conservatory 12'6" x 9'3" (3.83 x 2.82)

Part white PVC paneled walls, electric heating, double glazed window, double glazed French door to garden.

### Bedroom One 17'5" x 10'6" (5.32 x 3.21)

Double wardrobe with hanging space, radiator, double glazed window, coving.

### Bedroom Two 11'7" x 9'4" (3.55 x 2.85)

Double glazed window, coving, radiator.

### Bedroom Three 10'6" x 6'5" (3.22 x 1.96)

Radiator, double glazed window, coving.

### Separate W.C

Low level flush W.C, wash hand basin with mixer tap set into vanity unit, tiled walls and floor, frosted double glazed window.

### Bathroom

'P' shaped bath with shower screen and bar shower, mixer tap, wash hand basin with mixer tap set into vanity unit, tiled floor and walls, frosted double glazed window, downlighters, heated towel rail.

### Garage

With power and light, up and over door, window.

### Front Garden

Laid to lawn with a brick laid drive.

### Rear Garden

Patio garden, lawn area, decorative gravel area, side gate, laid lawn, wall enclosed flower bed with timber shed, mature trees and shrubs, outside light.

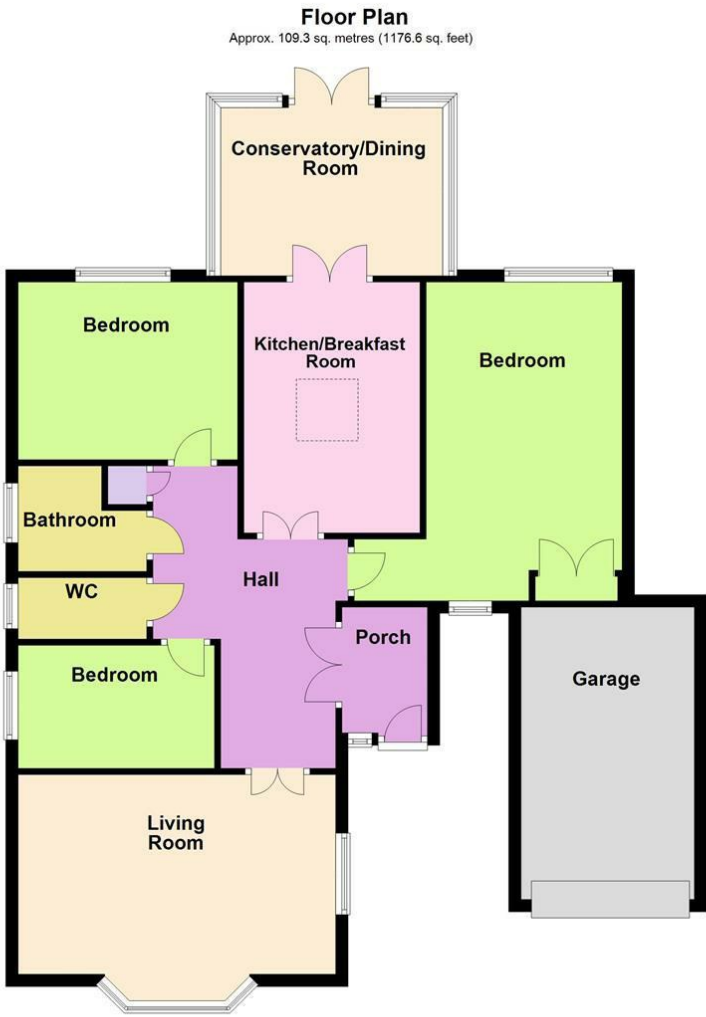
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Total area: approx. 109.3 sq. metres (1176.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs						
(92 plus) A			83	(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs						
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC

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