



Vale Avenue | Findon Valley | BN14 0BY  
Guide Price **£525,000**



We would love to present this beautifully extended and presented chalet bungalow, this home has a versatile layout with four bedrooms, two bathrooms and large kitchen/diner and lounge. Countryside views is an added bonus, also a West facing rear garden, garage and off road parking.



## Key Features

- Extended Chalet Bungalow
- Three Double Bedrooms
- Bedroom Four/Study
- Good Sized 25ft Lounge
- Modern Kitchen/Diner
- Shower Room & Bathroom
- West Facing Rear Garden
- Vale School Catchment Area
- Garage & Off Road Parking
- Favoured Findon Valley Location  
With Views Over Cisbury



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

This property has been lovingly extended so boasts a 25ft lounge with views over the rear garden and more natural light from the lantern skylight, opening up into the kitchen/diner which has a good array of modern base and wall fitted units with inset electric hob and extractor over, sink and drainer, integrated mid level oven with grill above, fridge/freezer and dishwasher. The breakfast bar benefits seating but also ample space for a dining room suite. Side access door but also French doors lead to the rear garden. Bedroom one is a good sized double room with a bay window and breath-taking views over Cissbury Ring. Bedroom four could be used as the study and door leading to utility room with space for washing machine and tumble dryer. Complimenting the ground floor is the shower room/wc. The first floor has two double bedrooms and bathroom with walk in shower, wc, wash hand basin and panelled bath.

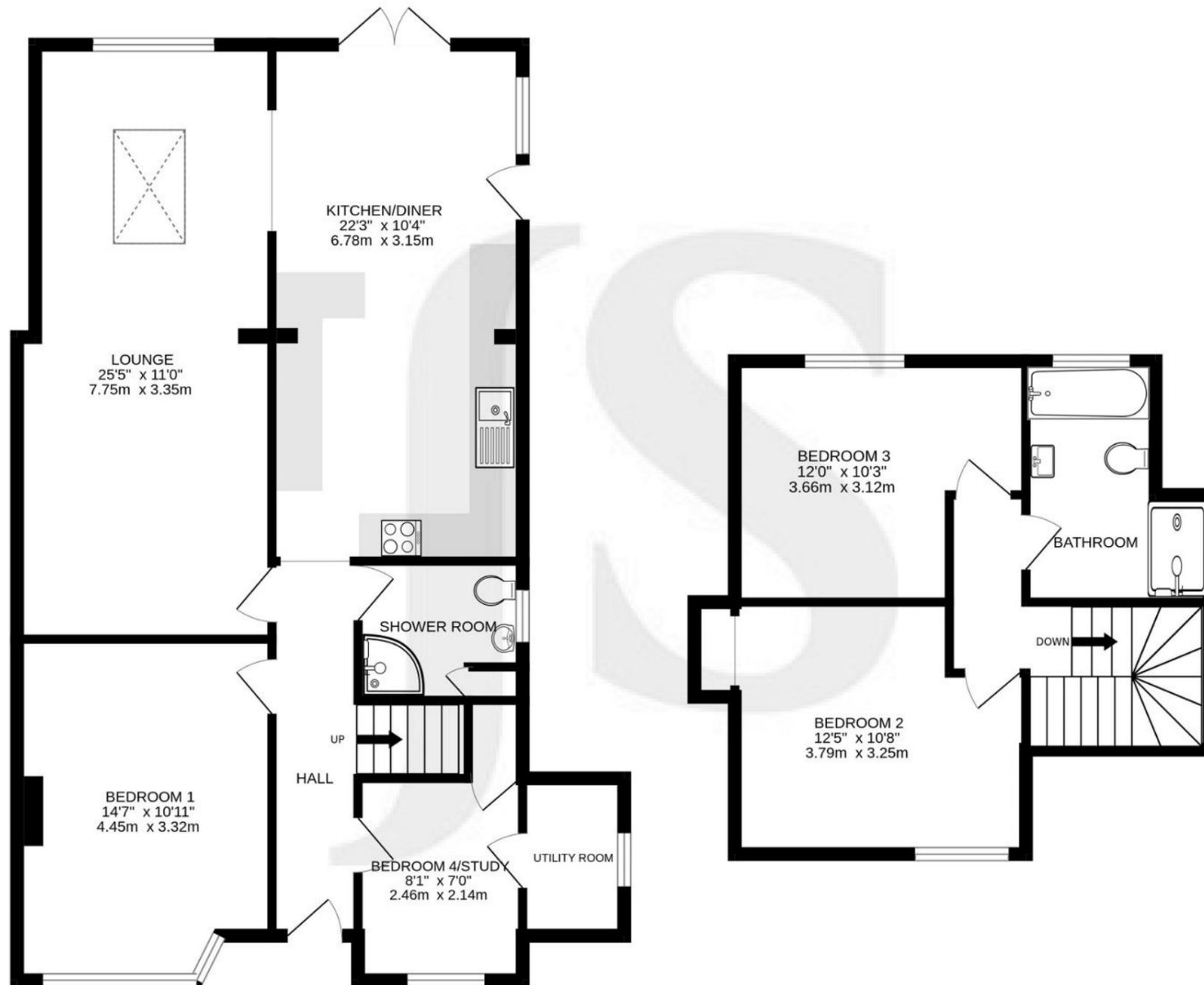
### EXTERNAL

Pathway to the front door and if you turn around you have stunning views over Cissbury Ring. The front garden is laid to lawn, enclosed with brick wall and hedgerow. Off road parking which leads to the garage. The West facing rear garden is a good size and mainly laid to lawn with shrubs and flowers.

### SITUATED

In the highly desirable area of Findon Valley, nestled at the foot of the South Downs. You are in close proximity to Cissbury Ring which provides delightful walks and views across this National Trust site. The property falls within the catchment area for Vale School. Locally there is a Doctors surgery, library, two churches and a good selection of shops, restaurants and pubs in close proximity. The nearest train station is West Worthing which is approximately 2.6 miles away. Your local bus stop can be found nearby on Findon Road and the property provides easy access to 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(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: TBC

Tenure: Freehold

Council tax band: TBC

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.