



Cissbury Gardens | Findon Valley | BN14 0DZ
Guide Price **£550,000**



We would like to present this spacious detached bungalow in Findon Valley. The property has been extended to offer a good sized lounge and kitchen/diner, two double bedrooms, shower room/wc and loft room with stunning countryside views. Garage, ample off road parking and rear gardens. Being sold with no ongoing chain.



Key Features

- Extended Detached Bungalow
- Large Lounge with Lovley Garden Views
- Good Sized Kitchen/Diner
- Two Double Bedrooms
- Loft Room with Stunning Countryside Views
- Well Presented
- Shower Room/WC
- Garage and Ample Off Road Parking
- Mature Rear Garden
- Chain Free



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Porch leads into the entrance hall. The 21ft lounge has been extended at the rear to offer this spacious room a dual aspect and benefits beautiful views over the rear garden with sliding doors leading outside. The kitchen/diner is also extended and has a good range of wall and base units with worktop over, inset hob with extractor fan over, mid level oven and space for fridge/freezer, washing machine and tumble dryer. Door to the side leading into a store room. The kitchen opens into the dining area which has space for a dining suite, further kitchen units and door to the rear garden. Two double bedrooms; bedroom one has a dual aspect and bay window. The shower room has wash hand basin, wc, step in shower and built in wall and base storage unit. The first floor stairs are accessed via the lounge and lead into a loft room with a dual aspect and lovely views over Cissbury Ring and The Gallops, also two eaves storage areas.

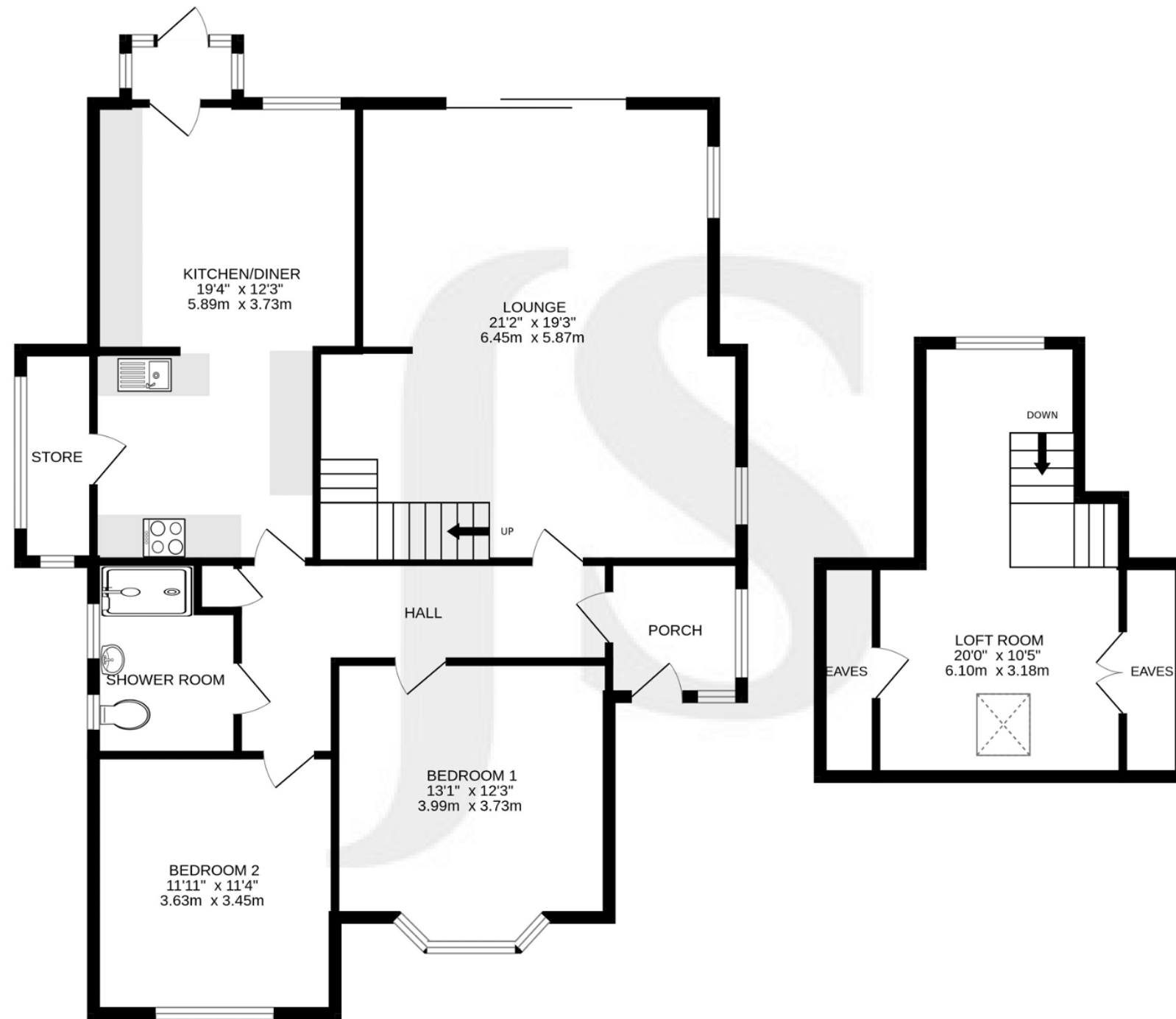
EXTERNAL

Block paved driveway offering ample off road parking and leading to the garage which has a personal door into the rear garden. Gated side access into the rear garden which is a good size and mainly laid to lawn with mature shrubs and flowers, patio area and at the rear a workshop and shed.

SITUATED

On the favoured East side of Findon Valley, nestled at the foot of the South Downs, and close to Cissbury Ring with delightful walks and views across this National Trust site. Great location for families being in the Vale School catchment area and locally a Doctors surgery, library, two churches and a good selection of shops, restaurants and pubs in close proximity. The nearest train stations are Worthing or West Worthing which is 2.3 miles away. Bus routes nearby. Easy access to A24 & A27.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 1194SqFt

Tenure: Freehold

Council tax band: D

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.