



Aldwick Crescent | Findon Valley | BN14 0AR
Guide Price **£500,000**



We would love to offer this well presented detached bungalow in Findon Valley. The property benefits three double bedrooms, lounge/diner, modern kitchen, conservatory, bathroom/wc with further separate wc. The property has a West facing rear garden and garage.



Key Features

- Detached Bungalow
- Three Double Bedrooms
- Modern Kitchen
- Lounge/Diner
- Conservatory
- Bathroom/WC & Separate WC
- West Facing Rear Garden
- Garage
- Sought After Location
- Chain Free



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Spacious hallway has a storage cupboard and loft access hatch. The modern fitted kitchen comprises wall and base units with inset sink and drainer, space for washing machine, tumble dryer, fridge/freezer and dishwasher. The kitchen also has a door for side access and leads to the conservatory currently used as a dining room. This room is bright and airy and leads into the rear garden through French doors. The lounge/diner has lovely views of the West facing rear garden and a door leading out. All bedrooms are double, with bedrooms two and three looking out to the front of the property. The bathroom includes a panelled bath with mixer shower over, wash hand basin and WC. There is also another separate WC with wash hand basin.

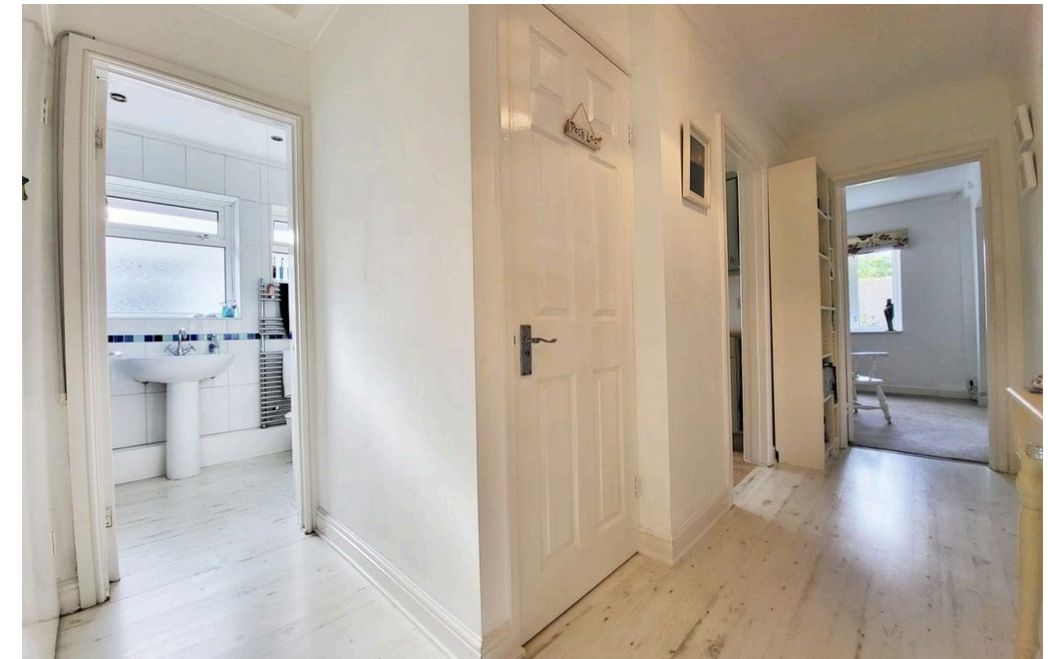
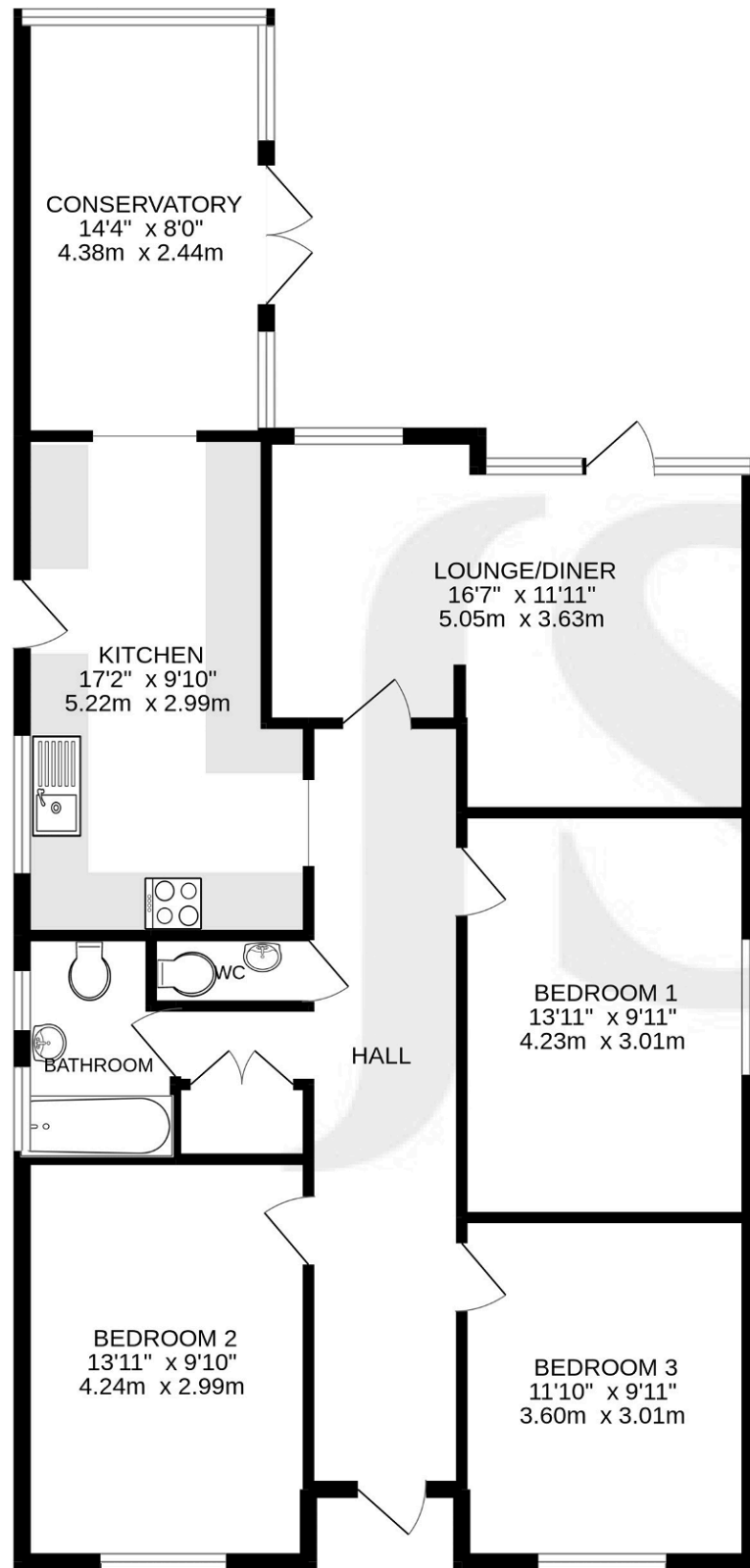
EXTERNAL

The front garden is mostly laid to lawn with paved and shingle pathway, flower borders and side access to the rear. The shared driveway leads to the garage, which has lights and power and a gate to the rear garden. The West facing rear garden is a blank canvas, being mostly laid to lawn with a concrete seating area.

SITUATED

On the favoured East side of Findon Valley, nestled at the foot of the South Downs National Park and close to Cissbury Ring with delightful walks and views across the countryside. The property is ideally located in close proximity to Worthing golf course, shops, doctors surgery and pubs in Findon Valley and Village. Great location for families being in the Vale School catchment area, nearby is Worthing College and access to the A24 and A27. Worthing town centre, seafront and railway stations are approximately 2.5 miles away.





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

Property Details:

Floor area as quoted by EPC: 1065SqFt

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.