



Valley Gardens | Findon Valley | BN14 0JJ  
Guide Price **£675,000**



Welcome to this inviting four bedroom detached house, nestled in the heart of Findon Valley, as favoured by families seeking a harmonious blend of community and convenience. Boasting a spacious layout and modern amenities, this residence is designed to accommodate the needs of contemporary family living.



# Key Features

- Detached House
- Four Double Bedrooms
- Modern Fitted Kitchen & Utility Room
- Spacious Living Room
- Dining Room & Conservatory
- Bathroom, En-Suite & Cloakroom
- Well Presented
- Good Sized Gardens
- Garage & Ample Off Road Parking
- Close To Schools & Shops



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Step into the warm embrace of the dual aspect living room, where gatherings are enhanced by the inviting ambiance. Door leading to the dining room and a charming conservatory invites ample natural light, creating an airy atmosphere perfect for relaxation or entertaining guests. The fitted kitchen offers a functional space for culinary endeavours with a good range of units and fitted appliances, added benefit is the utility room with access to the garden or integral garage. The ground floor also benefits from a cloakroom/wc.

Ascend to the first floor to discover four generously sized bedrooms, retreat to the main bedroom, complete with an en-suite shower room and fitted wardrobes, offering a private sanctuary of comfort and convenience. Three additional bedrooms provide versatile accommodation options for family members or guests, ensuring ample space for everyone to feel at home. Completing the accommodation on the first floor, the family bathroom.

## EXTERNAL

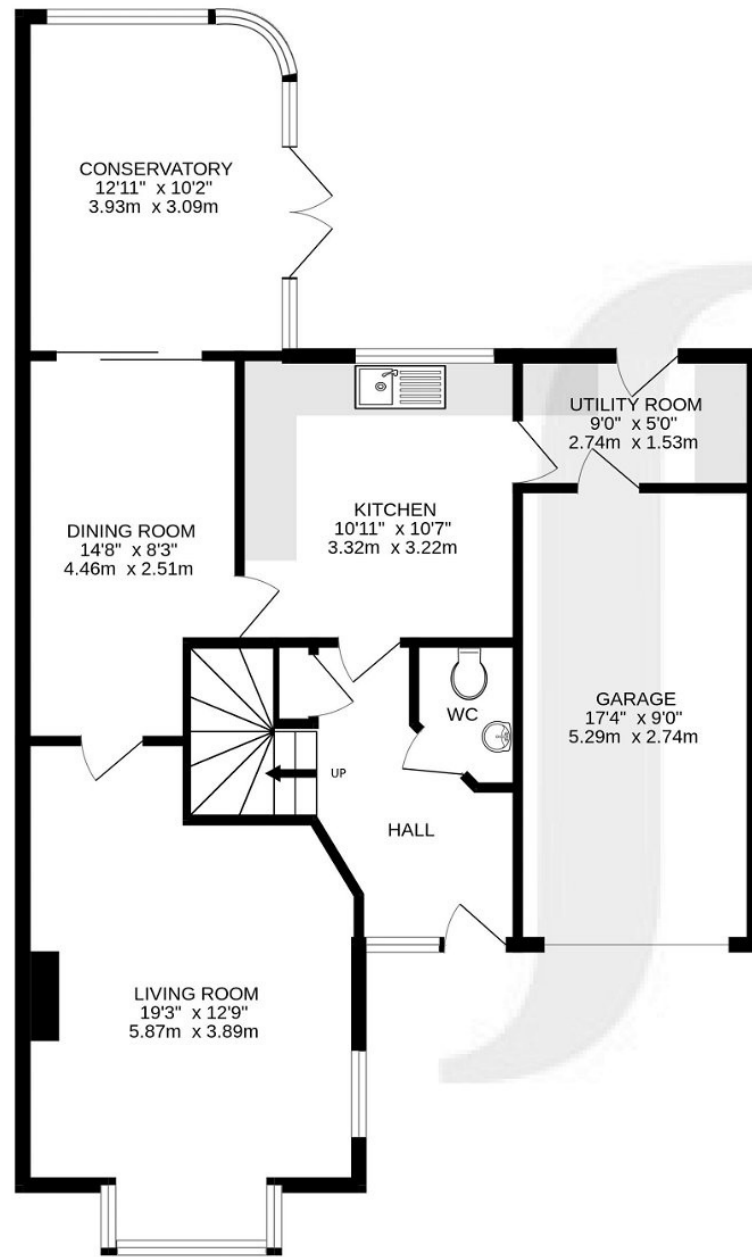
Step into the enchanting rear garden, where tranquillity and natural beauty combine to create a serene outdoor retreat. The expansive lawn provides a verdant backdrop, while vibrant shrub and flower borders add splashes of colour and fragrance throughout the seasons. The garden wraps around to the side of the property, extending the outdoor living space. A charming summerhouse beckons, offering a secluded spot for relaxation or al fresco dining on the patio area amidst the beauty of the garden. Nearby, a large shed provides practical storage for gardening tools or outdoor equipment, ensuring a clutter-free environment. For added practicality, the property includes a garage and off-road parking, providing secure storage and space for multiple vehicles.

## SITUATED

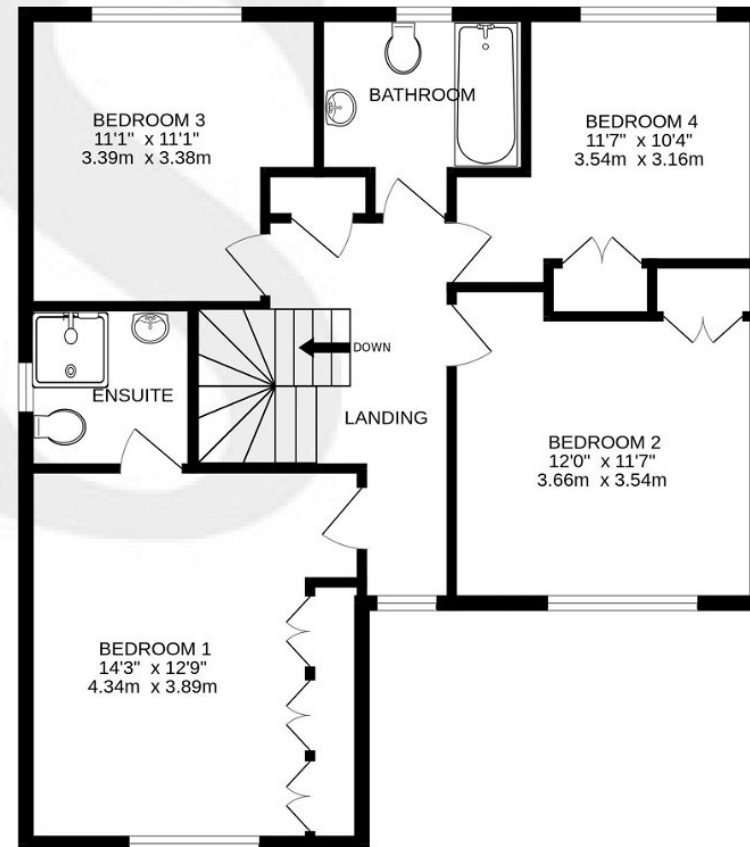
Discover the idyllic setting of Findon Valley, nestled at the foot of the majestic South Downs National Park, offering a haven for nature enthusiasts and outdoor adventurers alike. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops awaiting exploration. This location is a haven for families, with the property falling within the sought-after Vale School catchment area and high schools conveniently located just a few miles away. Findon Valley and nearby Findon Village offer a plethora of amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach, enhancing convenience and quality of life. For commuters and travellers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

## Property Details:

Floor area as quoted by EPC: TBC

Tenure: Freehold

Council tax band: F