



Cissbury Drive | Findon Valley | BN14 0DT
Guide Price **£800,000**



This lovely and substantial home in Findon Valley features a large west facing rear garden. It offers four double bedrooms, a generously sized lounge, a dining room and a beautiful designer kitchen/breakfast room. Additional benefits include two bathrooms, a larger than average garage, and off road parking. Being sold chain free which is an added bonus.



Property details: Cissbury Drive | Findon Valley

Key Features

- Extended Detached House
- Feature Kitchen/Breakfast Room
- Extended Lounge & Dining Room
- Four Double Bedrooms
- Two Bathrooms
- Large West Facing Rear Garden
- 19ft x 11ft Integral Garage
- Spacious Driveway
- Walking Distance to Local Amenities
- Chain Free



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

As you enter the hall, you will immediately appreciate the spaciousness of this home. The dining room at the front of the property boasts dual aspect windows, offering lovely views over the countryside, including Cissbury Ring. The lounge, extended at the rear features French doors that lead to the rear garden. The modern kitchen/breakfast room is a standout feature, with a 3 Metre island with inset sink, cupboards below and space for bar seating. Matching units adorn the walls, complemented by an integral dishwasher, wine fridge, and space for a fridge/freezer. Four Velux windows flood the room with natural light and French doors open onto the decked verandah. This room also provides access to the larger than average integral garage, which has space and plumbing for white goods. Completing the ground floor is a convenient cloakroom/wc. Ascending to the first floor, to the right is the main bedroom with vaulted ceilings, ample fitted wardrobes and lovely countryside views. The modern bathroom features a walk-in shower, paneled bath, wc, and wash hand basin. To the left of the staircase are three further double bedrooms, some with garden and countryside views. The family bathroom includes a paneled bath, wc, and wash hand basin.

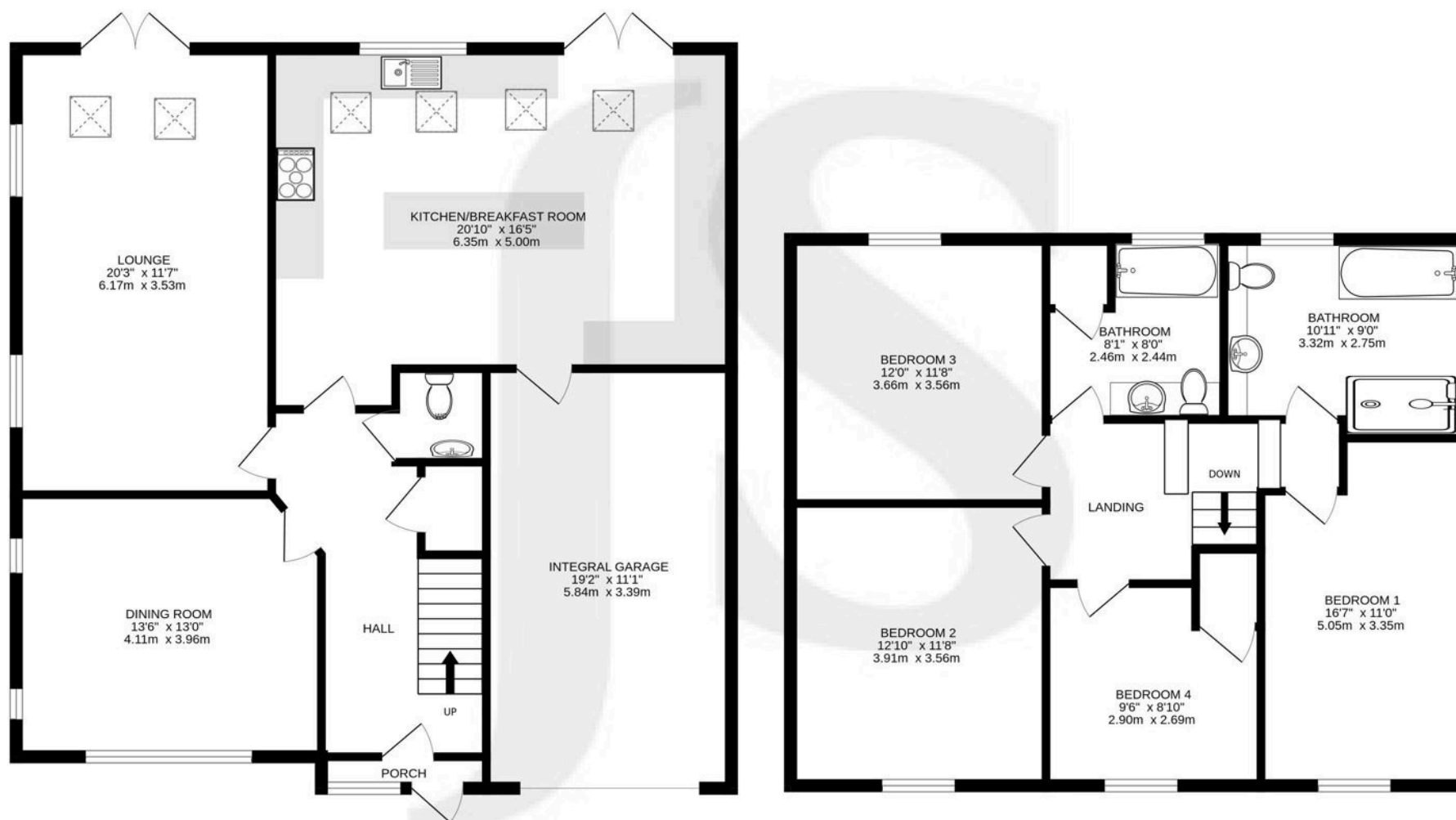
EXTERNAL


Block paved driveway benefitting off road parking and leading to the garage. The front garden has shrub and flower borders. The large west facing rear garden is mainly laid to lawn with central pathway, decked verandah with ample space for seating and entertaining with pergola over, at the rear is a patio area and shrub and flowers borders surround the boundary.

SITUATED

Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. 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 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. For commuters and travelers, 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area as quoted by EPC: 1819 SqFt

Tenure: Freehold

Council tax band: E

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.