



Findon Road | Findon Valley | Worthing | BN14 0AQ  
Offers Over **£500,000**



Jacobs Steel is delighted to present this spacious three bedroom detached bungalow, offered for sale with no onward chain. Set back from the road, this charming home features ample off-road parking and a garage. Inside, the property includes a good sized lounge, a fitted kitchen, a bright conservatory/dining room, and a well-appointed bathroom.



## Key Features

- Detached Bungalow
- Three Bedrooms
- Fitted Kitchen
- Conservatory/Dining Room
- Dual Aspect Lounge
- Front & Rear Gardens
- Off Road Parking
- Garage
- Chain Free
- Close to Local Shops



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

The spacious entrance hall welcomes you into the home and includes an airing cupboard, along with access to the loft. The generously sized lounge features a dual aspect and a charming bay window, filling the room with natural light. The fitted kitchen offers a comprehensive range of base and wall units, a mid-level oven with grill above, an inset hob with an extractor fan, and space for a dishwasher, fridge/freezer and washing machine. A door from the kitchen leads to the conservatory, which boasts lovely views of the rear garden. The conservatory also provides French doors leading outside and ample space for a dining table and chairs.

This versatile bungalow includes three double bedrooms, with the main bedroom enjoying a dual aspect. The good-sized bathroom is equipped with a wash hand basin, WC, panelled bath, and a shower cubicle.

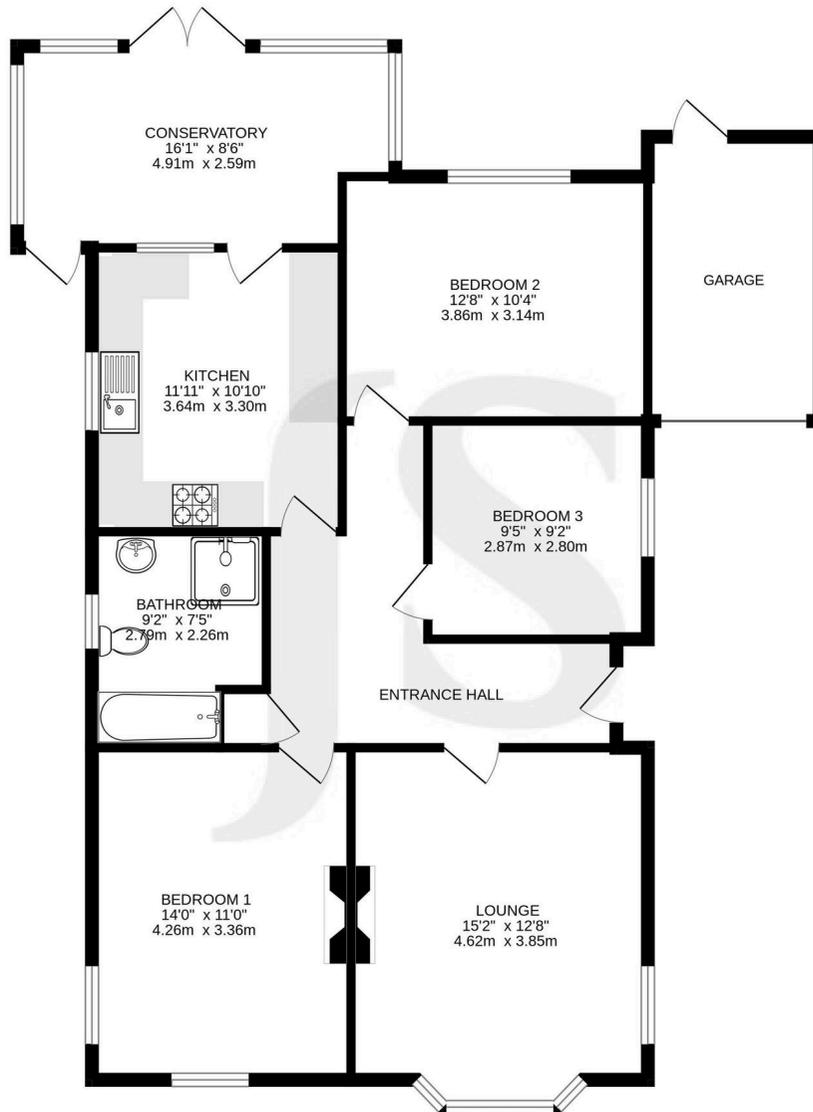
### EXTERNAL

The block-paved driveway provides ample parking and leads to the garage. The front garden is enclosed by a wall and adorned with a variety of shrubs and flowers, adding to the property's curb appeal. In the rear garden, you'll find a delightful block-paved terrace area beneath a covered pergola, creating the perfect space for entertaining. The rest of the garden is laid to lawn, bordered by mature shrubs, and includes a handy garden shed for additional storage.

### LOCATION

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. 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. The nearest railway station, West Worthing, is a mere 2.3 miles away, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(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: 969 SqFt

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.