



Hollingbury Gardens | Findon Valley | Worthing BN14 0EE  
Offers Over **£625,000**





We would love to present this substantial detached chalet bungalow on the east side of Findon Valley. This well presented home also features a large open plan kitchen/diner, utility area and opening into a generous lounge. Two double bedrooms on the ground floor with modern bathroom and main bedroom with en-suite on the first floor. Good sized west facing rear garden, garage and off road parking..



## Key Features

- Detached Chalet Bungalow
- Three Double Bedrooms
- Main Bedroom with En-Suite Bathroom
- Open Plan Kitchen/Diner
- Good Sized Lounge
- Large Utility Area
- Over 120ft West Facing Rear Garden
- Well Presented
- Garage
- Off Road Parking



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Step through the porch into a spacious entrance hall, complete with storage cupboards, leading to all primary rooms. A standout feature of this property is the large open plan kitchen/diner located at the rear. This modern space boasts a good range of matching units and a central island with bar seating and cupboards below. It also benefits from integrated appliances, including two ovens, a five-ring gas hob, a dishwasher, and a fridge/freezer. There is ample space for a dining table and chairs, with a door leading to the west-facing rear garden. This room seamlessly transitions into the utility area, which offers additional units and space for a washing machine and dishwasher. The well-sized lounge, also open to this area, integrates seamlessly into the large space. At the front of the property, two double bedrooms feature charming bay windows and are serviced by a bathroom on this floor. Ascending to the first floor, you will find the 21ft main bedroom. This expansive space boasts ample height and offers views over the rear garden and High Salvington. An en-suite bathroom complements this floor, enhancing the comfort and privacy of the main bedroom suite.

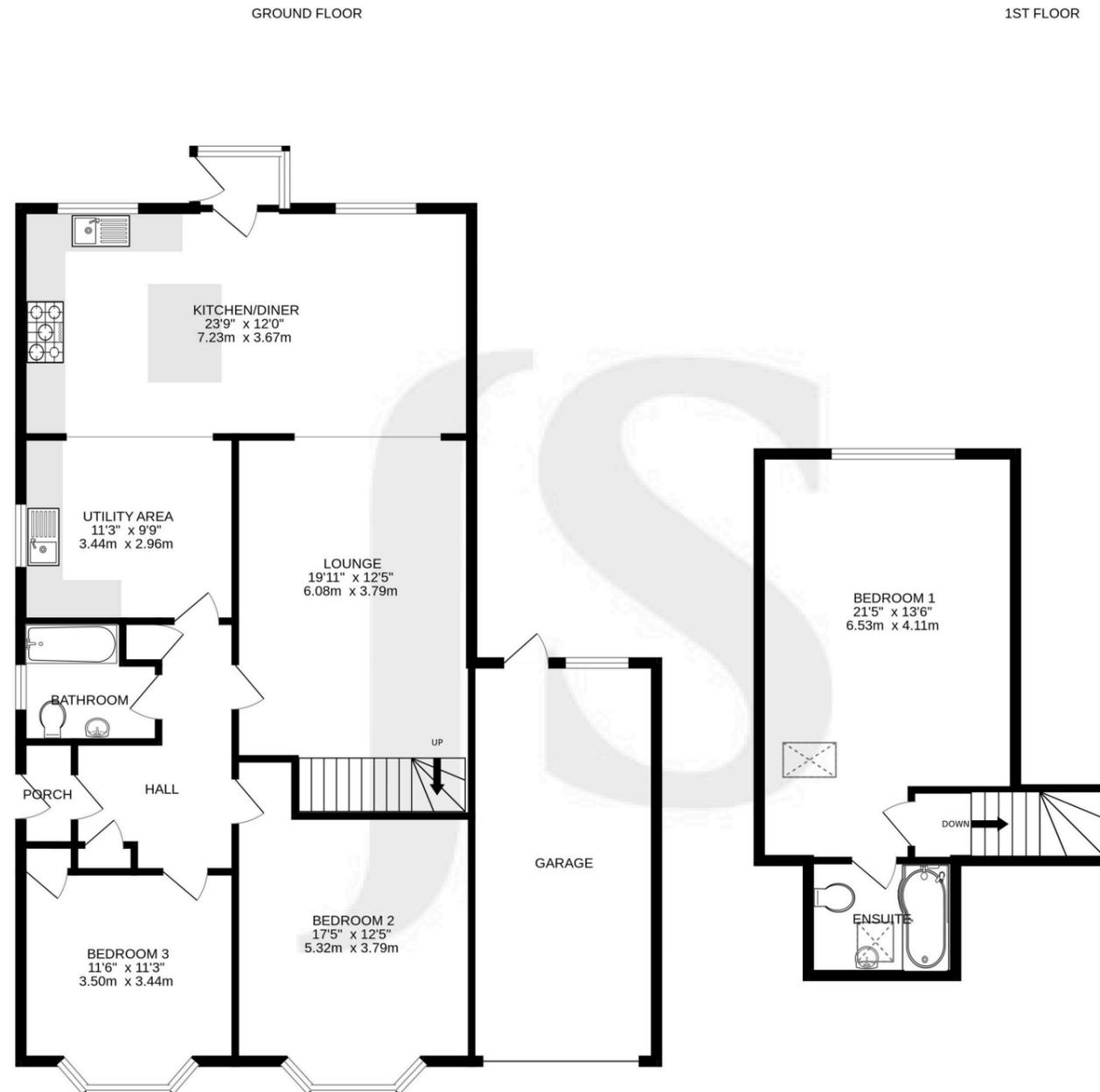
### EXTERNAL

The wall enclosed front garden is laid to lawn with shrub and flower borders, and includes a private driveway for off-road parking, leading to the garage. The west facing rear garden extends over 120ft and is mainly laid to lawn, with shrub and tree borders, providing access to the garage at the rear.

### 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.





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1,378 Sq ft

Tenure: Freehold

Council tax band: E