



Vale Avenue, Findon Valley, BN14 0BZ

Guide Price £475,000



Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Chalet Bungalow
- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Large Conservatory
- Two Shower Rooms
- Well Presented
- Lovely Countryside Views
- Established Gardens
- Garage & Off Road Parking
- Close To Country Walks & Amenities



This spacious and well presented chalet bungalow in sought-after Findon Valley offers flexible living and lovely views. Features include a bright lounge, modern kitchen/breakfast room, large conservatory and three bedrooms over two floors plus two shower rooms/wc. Off-road parking, carport/utility, garage and a well-established rear garden with stunning views of Cissbury Ring.



INTERNAL

As you step inside, you'll immediately appreciate the sense of space and light throughout. The generous lounge at the front of the property provides a welcoming retreat, with plenty of room for both relaxation and entertaining.

The modern kitchen/breakfast room is beautifully fitted with sleek matching units and coordinating worktops, complete with integrated appliances and a casual seating area – perfect for enjoying morning coffee or informal meals. From here, double doors open into the impressive conservatory, which features an insulated pitched roof and enjoys lovely views over the rear garden. This superb space is a real highlight of the home, offering a versatile area for dining, relaxing, or simply soaking in the peaceful surroundings. The conservatory also provides direct access to the garden and a convenient route to the carport and utility area.

On the ground floor, you'll find two comfortable bedrooms and a modern shower room/WC, all tastefully decorated and ready to move straight into.

Upstairs, the first floor hosts a spacious double bedroom with stunning panoramic views across Cissbury Ring, along with an additional shower room/WC, creating an ideal guest suite or peaceful main bedroom retreat.

EXTERNAL

To the front of the property, a block-paved driveway provides ample off-road parking, leading to a large carport/utility area and then through to the garage, which benefits from an electric roller door for ease of access.

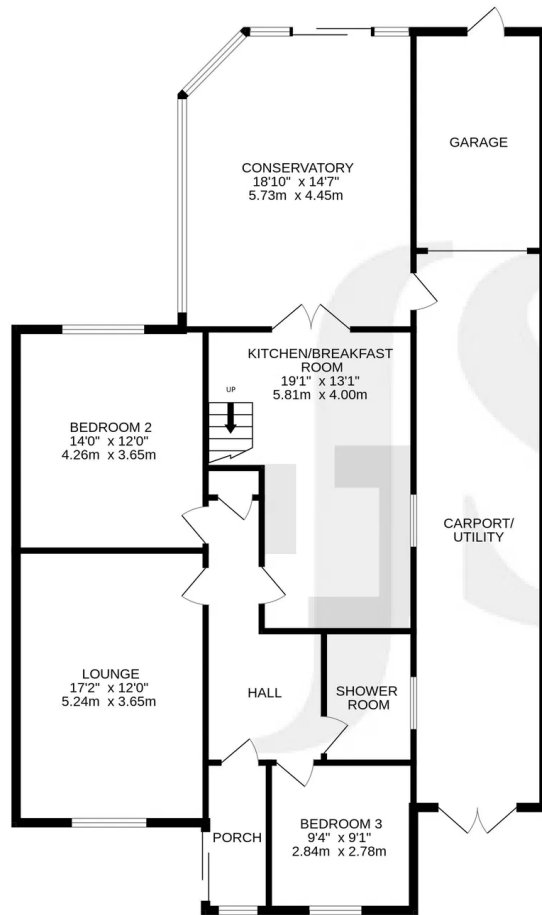
The rear garden is a real gem – well established and beautifully maintained, featuring a patio area ideal for outdoor dining, a neat lawn, and mature shrubs and flower borders that add colour and privacy. Enjoy stunning views while relaxing or entertaining outdoors – a perfect setting to enjoy the beauty of Findon Valley.

SITUATED

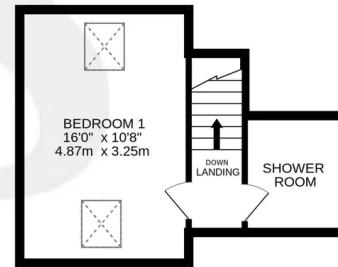
Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and 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 out properties 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, furnishing, 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) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC