



Allendale Avenue, Findon Valley, Worthing BN14 0AH

Guide Price **£525,000**



Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Detached Bungalow
- Two Double Bedrooms
- South Facing Rear Garden
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Beautiful Front & Rear Gardens
- Garage
- Off Road Parking
- Chain Free



This detached bungalow offers a spacious dual-aspect living room, dining room and well-equipped kitchen with an adjoining utility room. Two double bedrooms and a bathroom as well as a south-facing secluded rear garden, private driveway and garage complete this home, being sold chain free.



INTERNAL

A spacious entrance hall welcomes you into this well-proportioned home, leading to all principal rooms. The dual-aspect living room enjoys stunning views over the beautifully maintained rear garden, with French doors providing seamless access to the outdoor space. Sliding doors connect to the dining room, which benefits from the same picturesque outlook, making it a perfect space for entertaining.

The kitchen is a generous size, offering a range of fitted units and space for appliances. Adjacent to the kitchen, the utility room provides additional storage and space for white goods, with convenient access to both the front and rear of the property.

The home offers two well-sized double bedrooms, both situated at the front, along with a spacious bathroom featuring a shower cubicle, bathtub, WC, and wash hand basin.

EXTERNAL

The front garden is neatly enclosed by hedging, with well-maintained lawned areas complemented by a selection of shrubs and flowers. A private driveway provides off-road parking and leads to the garage, which benefits from a personal door offering direct access to the rear garden.

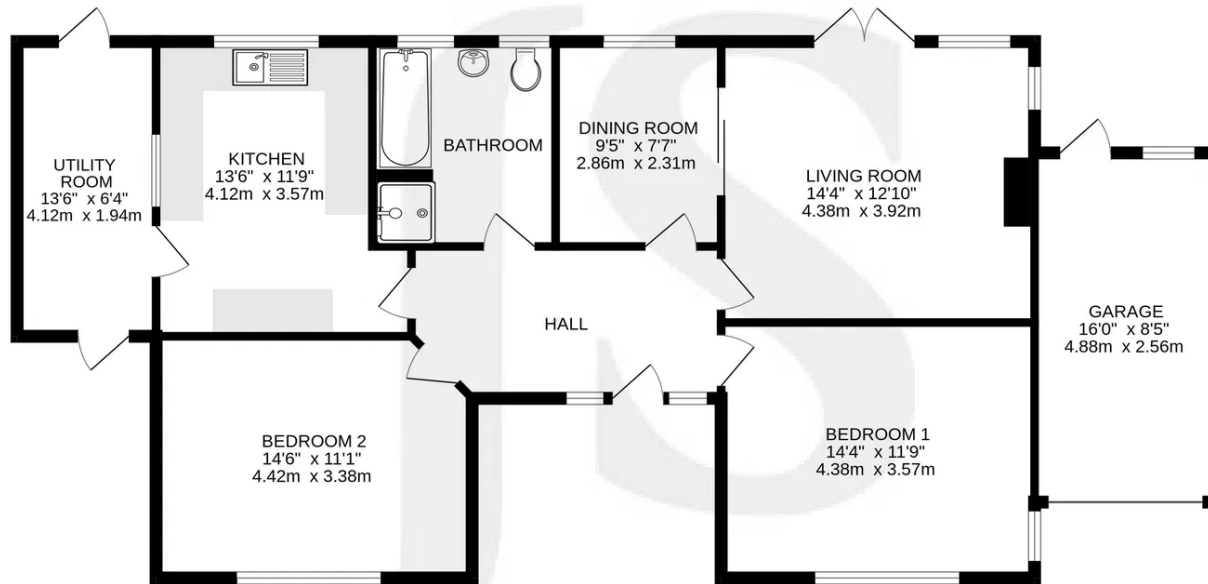
The south-facing rear garden is a standout feature of this home—secluded and beautifully landscaped, it is mainly laid to lawn with a patio area, a greenhouse, and a garden shed, making it the perfect outdoor retreat.

SITUATED

Situated in Findon valley which is nestled at the foot of the South Downs National Park, close to Cissbury Ring and The Gallops which offers fabulous scenic walks. Great location for families being in the Vale School catchment area and high schools within a few miles away. Doctors surgery and a good selection of shops, restaurants and pubs in Findon Valley and Findon Village. The nearest railway station is West Worthing which is 2.3 miles away. Bus routes run along the main road and easy access to A24 and A27. Findon Valley offers the perfect balance of rural tranquillity and urban convenience. Whether enjoying leisurely walks in the South Downs or accessing essential services in the local area, residents of this charming community enjoy a lifestyle enriched by nature, education and accessibility.



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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