



Shepherds Mead, Findon Valley, Worthing BN14 0HZ

Guide Price **£525,000**



Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Charming Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Kitchen/Diner
- Bathroom/WC & Secondary WC
- Spacious Living Room
- Front Line Countryside Views
- Garage
- Private Driveway
- Chain Free

A charming two-bedroom detached bungalow enjoying a truly enviable position in the sought-after Findon Valley, with breathtaking front-line views across the surrounding countryside and towards Cissbury Ring. Offering well-proportioned and versatile accommodation, this delightful home features a spacious dual-aspect living room, well-equipped kitchen/diner, attractive conservatory, two double bedrooms, bathroom and additional WC. Outside, there is a private driveway, single garage, generous front garden and a secluded rear garden. Offered to the market chain-free, this is a wonderful opportunity to acquire a detached bungalow in an exceptional setting.





INTERNAL

The generous dual-aspect living room provides an excellent principal reception space, with plenty of room for a range of furniture and designated areas for both relaxing and entertaining. Large windows allow an abundance of natural light to fill the room, whilst also taking full advantage of the property's particularly impressive outlook, with beautiful views across the front garden and towards Cissbury Ring and the surrounding countryside. This outstanding view provides a wonderful backdrop and is undoubtedly one of the home's most appealing features.

The kitchen/diner offers a practical and sociable space, fitted with a good range of wall and base units complemented by ample worktop preparation areas. There is plenty of room for appliances alongside space for a dining table, making this a versatile area for everyday family meals and entertaining.

A particularly useful addition is the conservatory, which provides a delightful further reception space and creates a lovely connection between the house and garden. Filled with natural light, it is an ideal spot to sit and enjoy the changing seasons, whether relaxing with a morning coffee, reading a book or simply taking in the garden outlook.

The property offers two comfortable double bedrooms, with the principal bedroom having the most beautiful dual aspect views over the countryside, both providing plenty of space for bedroom furniture. Each room offers a peaceful and versatile retreat, with the accommodation equally suited to couples, downsizers, guests or those requiring a home office.

EXTERNAL

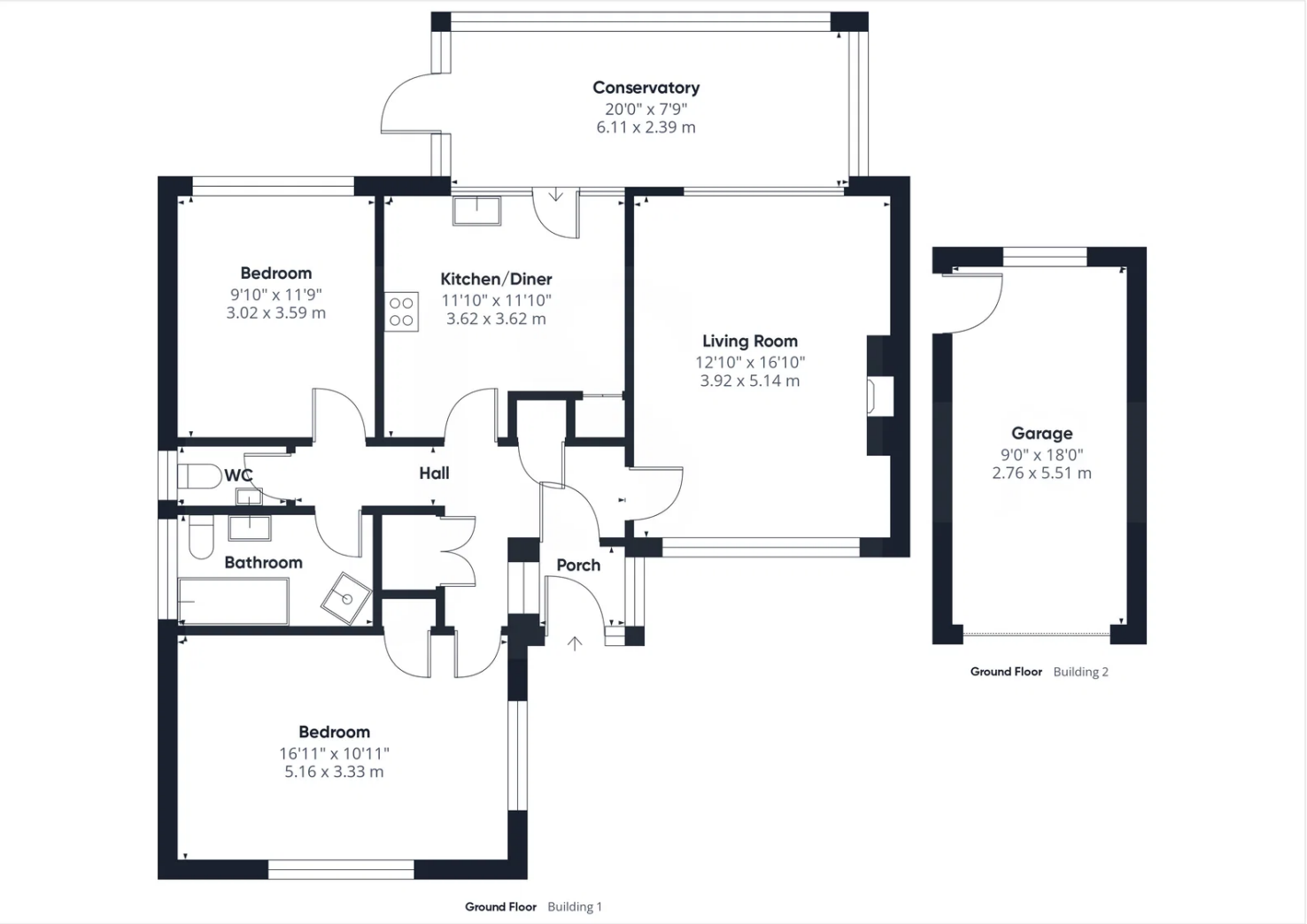
To the front, the property enjoys a generous private driveway, providing valuable off-road parking and leading to the single garage, which offers secure parking or useful additional storage.

The front garden is a particularly attractive feature, with a good-sized area of lawn complemented by a selection of mature trees, established shrubs and colourful flowers. The mature planting creates an attractive setting for the property while enhancing kerb appeal. A gated side passage provides convenient access through to the rear garden.

The rear garden provides a private and established outdoor retreat, offering a pleasant combination of lawn, mature planting and areas ideal for outdoor seating. There is plenty of space to enjoy alfresco dining and summer entertaining, while the established borders and shrubs provide an attractive and natural backdrop.

Further features include a garden shed and small pond, adding to the character and charm of this peaceful outside space. The garden offers a good balance of privacy, practicality and enjoyment, while the property's exceptional front outlook provides the real pièce de résistance.





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

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