

Robert  
Luff & Co

Shepherds Mead, Worthing

Freehold - Guide Price £675,000 - £700,000



2/3



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2



D



## Description

A beautifully presented link-detached bungalow located in the heart of Findon Valley, enjoying exceptional open views from its position at the foot of Cissbury Ring, perfect for those who love countryside walks and a peaceful outlook.

The property is ideally situated close to Findon Valley's shopping parade, schools, The Gallops and nearby Findon Village, while excellent access is provided to Worthing with its mainline station and full range of amenities. The A24 and A27 are also within easy reach, making onward travel simple and convenient.

## Key Features

- Two/three bedroom link-detached bungalow in a sought-after Findon Valley location
- Spectacular countryside views towards the Downs
- Re-fitted kitchen/dining/family room and modern family bathroom
- Double-aspect living room with feature log burner
- Versatile third bedroom ideal as a home office or guest room
- Separate utility room providing additional storage and workspace
- West-facing rear garden enjoying afternoon and evening sun
- Being sold with no onward chain
- Ducted air conditioning system providing year-round comfort
- Close to local amenities, schools, The Gallops, Findon Village and Worthing | Council Tax Band E | EPC Rating D





### Accommodation

A bright and welcoming entrance hall provides access to all principal rooms within the property, creating an immediate sense of space and flow upon entry.

The living room is a superb double-aspect reception space featuring a charming log-burner set within an attractive fireplace, creating a warm and inviting focal point. Stylish window shutters enhance both privacy and natural light, adding to the room's character and comfort.

Positioned at the rear of the property, the impressive re-fitted kitchen/dining/family room forms the heart of the home. This contemporary open-plan space features a stylish kitchen with a central island, generous work surfaces and ample storage. There is a clearly defined dining area with space for a formal table and chairs, while glazed doors provide direct access to the rear garden, making it ideal for modern family living and entertaining.

A separate, fully equipped utility room houses the necessary appliances and provides additional storage and workspace, helping to keep the main living areas practical and uncluttered.

There are two/three bedrooms. Bedroom one and bedroom two are both generous doubles positioned at the front of the property, each enjoying beautiful open countryside views towards the Downs. Bedroom three offers excellent versatility and could be used as a guest bedroom, home office or hobby room depending on requirements.

Completing the accommodation is a modern, re-fitted family bathroom finished to a high standard. The property also benefits from a ducted air conditioning system, ensuring year-round comfort throughout the home.

### Outside

The west-facing rear garden is a delightful and well-maintained outdoor space, featuring a patio area ideal for outdoor dining and entertaining, a neat lawn, a useful storage shed and convenient side access. The westerly aspect ensures the garden enjoys plenty of afternoon and evening sunshine.

To the front of the property there is a private driveway providing off-road parking for multiple vehicles, along with an attached garage/storage area.





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