



**Valley Court, Findon Road, Worthing, BN14 0HD**

**£300,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- First Floor Flat
- Private Entrance
- Two Double Bedrooms
- West Facing Lounge
- Private Front and Back Gardens
- Set Back From Road
- Low Maintenance
- Double Glazed & Gas Heating
- Useable Loft storage Space
- Walking Distance to Local Shops

A well presented two double bedroom garden flat with West facing lounge, private entrance and low outgoings.



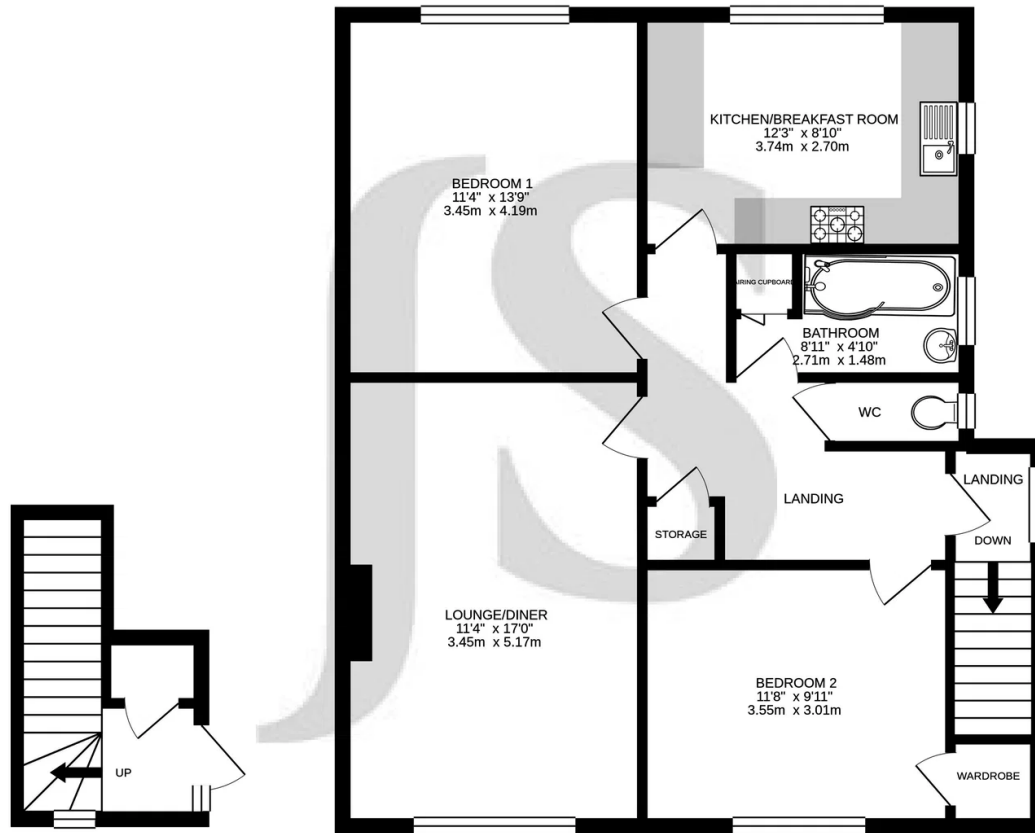


With a private entrance, the property features a well-presented entrance hall with built-in storage and newly fitted carpets. Stairs lead to the first-floor landing, which provides additional built-in storage and access to a useful loft space. The living room overlooks the front of the property and enjoys a sunny west-facing aspect, making it a particularly spacious and bright space. To the rear, the kitchen benefits from views over the gardens below and is fitted with a range of built-in units, along with space for appliances and a small dining table. Both bedrooms are doubles, with the second bedroom featuring a removable partition, ideal for two children sharing if desired. Completing the accommodation is a bathroom with further storage and a separate WC. The flat also benefits from recently replaced fitted double-glazed windows and a new front door.

Externally there is a private lawned garden to the front, along with a further smaller enclosed garden space to the rear.

Situated In the favoured area 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 2.4 miles away. Bus routes nearby. Easy access to A24 & A27.





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