



Cissbury Gardens, Findon Valley, Worthing BN14 0DZ

Guide Price **£650,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: E

- Detached Chalet Bungalow
- Five Bedrooms
- Ground Floor Bathroom & First Floor Shower Room
- Large West Facing Rear Garden
- Living Room & Dining Room
- Utility Room & Separate WC
- Sun Room
- Detached Garage
- Off Road Parking
- Chain Free

A substantial and versatile five-bedroom detached chalet bungalow, occupying a sought-after position on the eastern side of Findon Valley and offered to the market chain-free. Providing generous and adaptable accommodation arranged over two floors. The accommodation includes a spacious living room, separate dining room, delightful sun room and fitted kitchen, complemented by a useful utility room, ground-floor bathroom, additional WC and first-floor shower room. Outside, a generous west-facing rear garden offers a wonderful setting for relaxing and entertaining, while a private driveway and detached garage provide valuable off-road parking and storage.





INTERNAL

Upon entering through the porch, you are welcomed into a spacious entrance hall, setting the tone for the generous proportions and versatility found throughout this attractive home. The layout offers considerable flexibility, allowing the accommodation to be adapted to suit a variety of lifestyles and individual requirements. The living room provides a comfortable and inviting reception space, with sliding doors opening into the sun room. This delightful additional reception room enjoys views over the rear garden and direct access outside, creating a lovely connection between the indoor and outdoor spaces. Equally suited to use as a further sitting room, home office or playroom, it offers excellent versatility for modern family living.

Adjacent to the living room, the separate dining room provides an ideal setting for family meals and entertaining, with ample space for a dining table and chairs. The fitted kitchen offers a range of units, complementary work surfaces and space for appliances, while the adjoining utility room provides useful additional storage and practical space for everyday household tasks. A separate WC further enhances the convenience of the ground-floor accommodation. Three of the five bedrooms are situated on the ground floor, offering excellent flexibility for families, visiting guests or those wishing to have sleeping accommodation readily accessible on one level. Four of the bedrooms are comfortable doubles, providing generous space for furnishings and storage. The ground-floor bathroom serves this level, adding to the practicality of the layout. Stairs rise to the first floor, where two further bedrooms provide additional accommodation and the potential for a variety of uses. Both rooms have lovely views over High Salvington or Cissbury Ring. One of these rooms is currently arranged as a lounge/kitchen area, complete with fitted units and a sink, offering an interesting degree of flexibility for those seeking space for independent living arrangements or a dedicated additional reception area, subject to individual requirements. A modern shower room completes the first-floor accommodation.

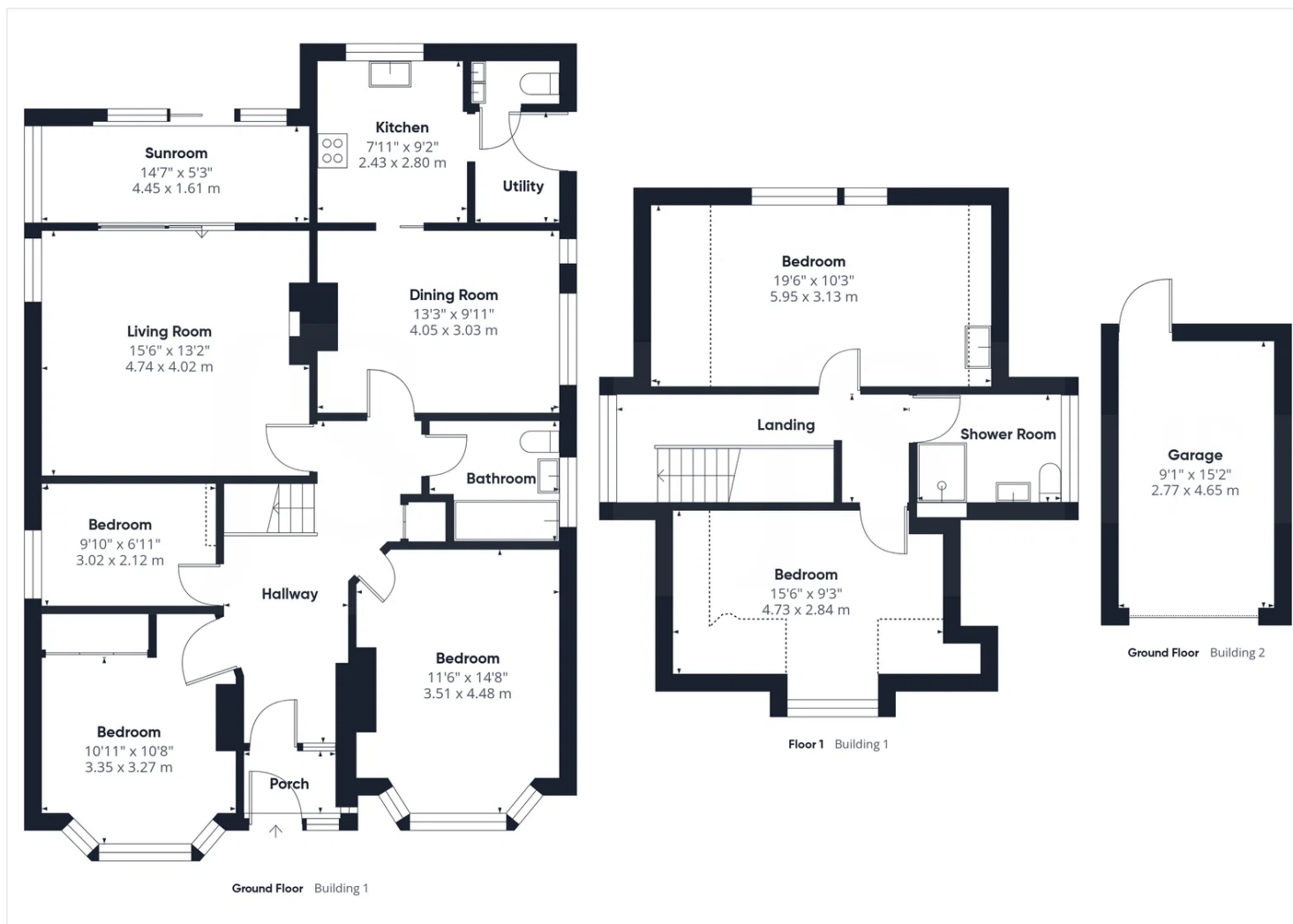
With its generous room sizes and adaptable layout, this substantial chalet bungalow offers an exciting opportunity to create a home perfectly tailored to individual needs, whether for a growing family, multi-generational living or those requiring additional space to work from home.

EXTERNAL

To the front, a private driveway provides ample off-road parking and leads to the detached garage, offering valuable storage and secure space for a vehicle. The neatly maintained front garden enhances the property's kerb appeal and creates an attractive approach to the home.

The rear garden is a particularly appealing feature, being both generous in size and west-facing, allowing you to enjoy the afternoon and evening sunshine. A combination of lawn and mature planting creates an established and attractive outdoor setting, with well-stocked borders adding colour, interest and a pleasant sense of privacy. There is ample space for garden furniture, outdoor dining and entertaining, while the generous proportions provide plenty of scope for gardening enthusiasts or those simply wishing to enjoy a peaceful outdoor retreat.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.