



Allendale Avenue, Findon Valley, Worthing BN14 0AH

Guide Price **£725,000**



Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 2

Receptions: 3

Tenure: Freehold

Council Tax Band: E

- Spacious Detached Bungalow
- Beautiful South Facing Gardens
- Three Bedrooms
- Secluded, Peaceful Location
- Impressive Living & Dining Rooms
- Contemporary Kitchen/Breakfast Room
- Feature Vaulted Ceilings
- 27ft Sun Room
- Bathroom/WC & Separate WC
- Garage & Carport

Tucked away in a peaceful and secluded position on Allendale Avenue, this substantial detached bungalow offers an exceptional blend of space, style and privacy. Set within approximately 0.22 acres, the property features three bedrooms, three reception areas and beautifully maintained south-facing gardens. With striking vaulted ceilings, a contemporary kitchen/breakfast room and an impressive 27ft sun room, this is a home perfectly designed for both relaxed living and elegant entertaining.





INTERNAL

Upon entering, you are immediately welcomed by the expansive 27ft sun room — a wonderfully bright and versatile space ideal for relaxing, entertaining or simply enjoying views of the garden. This impressive introduction sets the tone for the rest of the home.

The entrance hall offers excellent storage with both a double cloaks cupboard and airing cupboard. Singled glazed double doors open into the stunning main living room, where the sense of space and light is enhanced by a vaulted ceiling, exposed beams and three Velux windows. Bi-folding doors opens up this space further, while a feature Portuguese limestone fireplace with remote-controlled gas fire creates a cosy focal point. The same style flows into the dining area which is equally impressive with vaulted ceiling, measuring over 22ft and providing ample space for hosting, with French doors opening onto the garden.

The contemporary kitchen/breakfast room is stylishly appointed with a range of sleek units and integrated appliances, offering a functional space for culinary endeavours and casual dining. A useful boot room sits alongside, providing additional storage and direct garden access.

There are three bedrooms, each offering a restful environment with pleasant garden views. These are served by a spacious family bathroom, fitted with a corner bath, separate shower, WC, bidet and wash hand basin, in addition to a separate WC for added convenience.



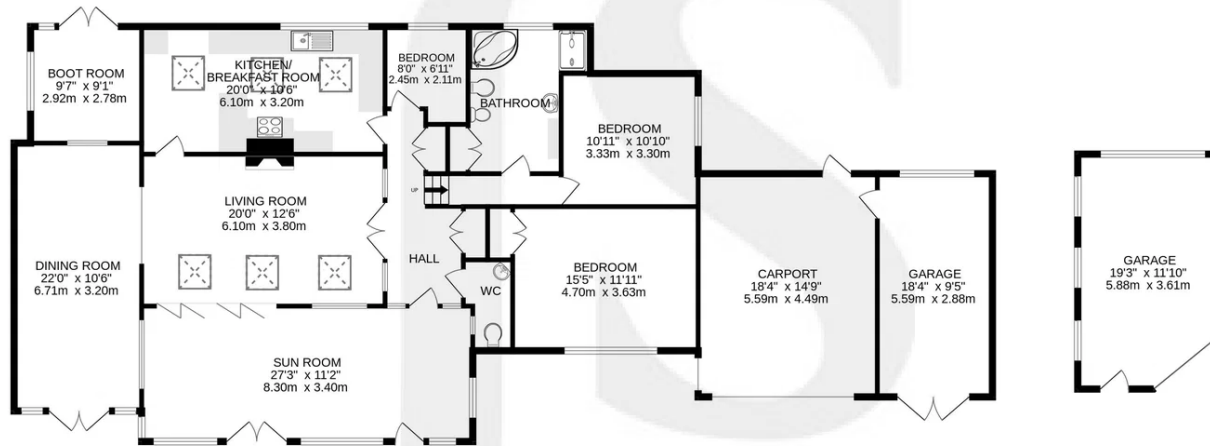
EXTERNAL

Set back from the road, the property enjoys a sense of privacy and seclusion, creating a true hidden oasis. The beautifully landscaped south-facing garden is a standout feature, enjoying sunshine throughout the day and offering a tranquil setting for outdoor living. The grounds are thoughtfully planted with a variety of mature shrubs, flowers and greenery, creating colour and interest year-round. To the front, there is off-road parking along with a single garage, carport and workshop at the rear, providing excellent storage and practicality for multiple vehicles.

SITUATED

Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and travellers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.

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		70
(55-68)	D	57	
(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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