



Shepherds Mead, Findon Valley, Worthing BN14 0JA

Offers Over **£525,000**



Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Detached Bungalow
- Two Bedrooms
- Stunning Views over Cissbury Ring
- Bathroom/WC & Separate WC
- Spacious Living Room
- Dining Area
- Fitted Kitchen
- West Facing Rear Garden
- Garage & Off Road Parking
- Chain Free

Enjoying a truly impressive frontline outlook over the iconic Cissbury Ring, this charming two-bedroom detached bungalow offers a wonderful opportunity to enjoy peaceful surroundings in the sought-after Findon Valley. Offered to the market chain-free, the property provides well-proportioned and versatile accommodation, including a generous living room with spectacular views, a separate dining area, fitted kitchen, two bedrooms, bathroom/WC and the added convenience of a separate WC. Outside, the secluded west-facing rear garden provides a delightful private retreat, while a driveway and single garage offer valuable off-road parking and storage.





INTERNAL

A welcoming entrance hall provides access to the accommodation and immediately gives a sense of the property's spacious and practical layout. The hallway benefits from both a generous double cloaks cupboard and a useful utility cupboard, providing excellent storage for everyday essentials.

The impressive living room is a particular highlight, enjoying plenty of natural light from a large picture window overlooking the front garden. Beyond the garden, the property benefits from an exceptional frontline view across Cissbury Ring, providing a beautiful and ever-changing natural outlook. There is ample space for comfortable seating and relaxation, with the room flowing naturally into a dedicated dining area with views over the rear garden, creating an excellent space for both everyday meals and entertaining. The fitted kitchen offers a good range of wall and base units complemented by generous worktop space, together with integrated appliances and space for a fridge/freezer. A rear door provides convenient direct access into the garden, making it particularly practical for everyday living and entertaining.

There are two bedrooms, both offering comfortable and versatile accommodation. The bathroom/WC is well positioned to serve the bedrooms, while a separate WC provides an additional level of convenience for residents and guests.

EXTERNAL

The wonderful outlook becomes apparent even before entering the property, with the front garden enjoying an enviable frontline position overlooking Cissbury Ring. The lawned front garden provides an attractive approach, while a private driveway offers convenient off-road parking and leads to the single garage, providing useful additional storage or secure vehicle parking.

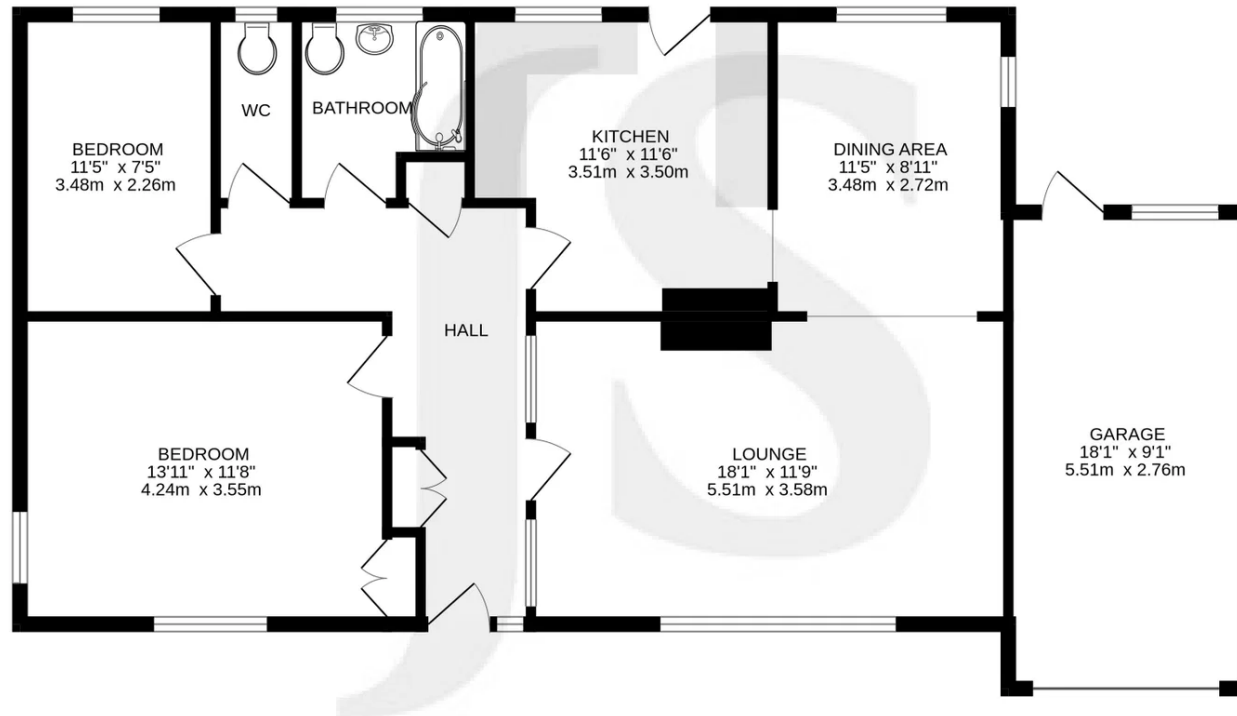
To the rear is a particularly lovely west-facing garden, offering a secluded and peaceful outdoor retreat. Mature shrubs and established planting create a sense of privacy, with colourful flowers adding interest throughout the seasons. A paved patio provides the perfect spot for outdoor dining, entertaining or simply relaxing in the afternoon and evening sunshine. The garden offers a wonderful balance of lawn, planting and seating areas, creating an appealing space to enjoy throughout the warmer months.

SITUATED

Situated in the popular Findon Valley, this attractive bungalow occupies an enviable position with the stunning backdrop of Cissbury Ring. The surrounding area offers a convenient range of local shops, cafés and everyday amenities, while Worthing town centre and the surrounding coastline are readily accessible.



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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Whilst we endeavour to make out 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	