



3



1



2



TBC





We are delighted to offer this spacious and well presented detached three bedroom bungalow, ideally situated in the heart of Findon Valley, one of Worthing's most sought after residential locations. Set at the foot of the South Downs National Park, the property features a generous kitchen/dining room, a cosy living room with log burner, and a versatile garden office, along with ample off road parking, a garage, and a beautifully maintained rear garden enjoying views towards the downs.

Key Features

- Detached three-bedroom bungalow in Findon Valley
- Sought-after location at the foot of the South Downs National Park
- Spacious kitchen/dining room with French doors to garden
- Dual-aspect living room with feature log burner
- Modern shower room plus separate WC
- Fully equipped garden office with broadband and heating
- Landscaped rear garden with views towards the downs
- Block-paved driveway providing ample off-road parking
- Garage with electric door, power and lighting
- Council Tax Band E | EPC Rating TBC

Situated at the foot of the South Downs National Park, this attractive detached bungalow enjoys immediate access to outstanding countryside walks, including Cissbury Ring and Chanctonbury, while remaining conveniently close to local amenities, transport links along Findon Road, and a nearby doctors' surgery.

The property is approached via a large entrance porch, providing excellent space for coats and shoes, leading into a welcoming entrance hall with storage cupboard and loft access housing the combi boiler. The standout feature is the spacious kitchen/dining room, fitted with a range of wall and base units, Rangemaster oven with cooker hood, and space for appliances, with French doors opening directly onto the rear garden, ideal for both everyday living and entertaining.

The living room offers a warm and inviting atmosphere with a charming log burner, tiled flooring, and dual-aspect windows allowing plenty of natural light, along with a door providing side access.

There are three well-proportioned bedrooms, including a generous principal bedroom with a bay window and built-in wardrobes. A modern shower room and separate WC provide practical and stylish facilities.

Externally, the rear garden is a particular highlight, featuring a patio area, lawn, and well-stocked flowerbeds, all enclosed and enjoying views towards the downs. A fully equipped garden office with power, lighting, broadband, and heating offers an excellent work-from-home solution. Additional outbuildings include two storage sheds and a utility shed with plumbing and power, while gated side access and rear access to the garage add further convenience.

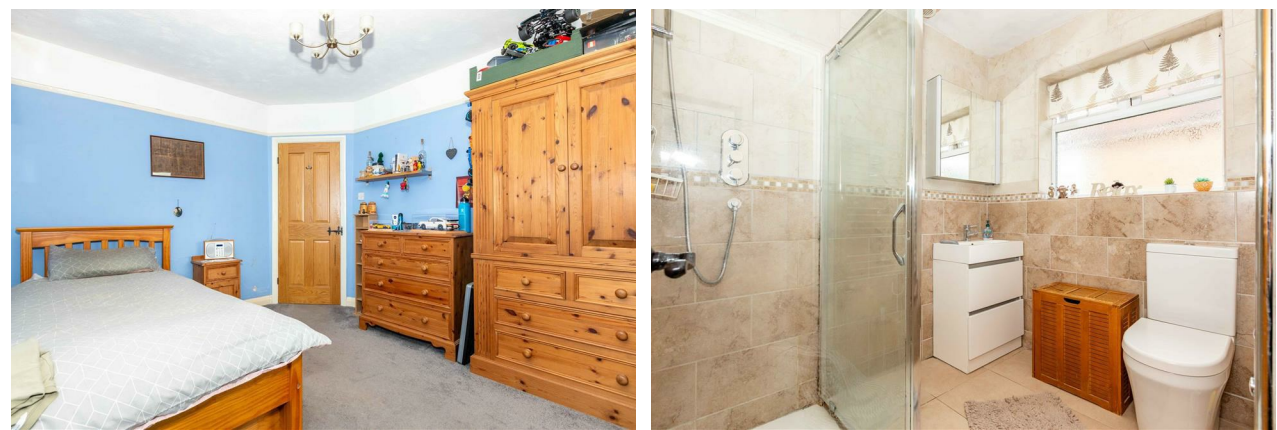
To the front, a block-paved driveway provides ample parking for multiple vehicles, complemented by a garage with an electric up-and-over door, power, and lighting.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



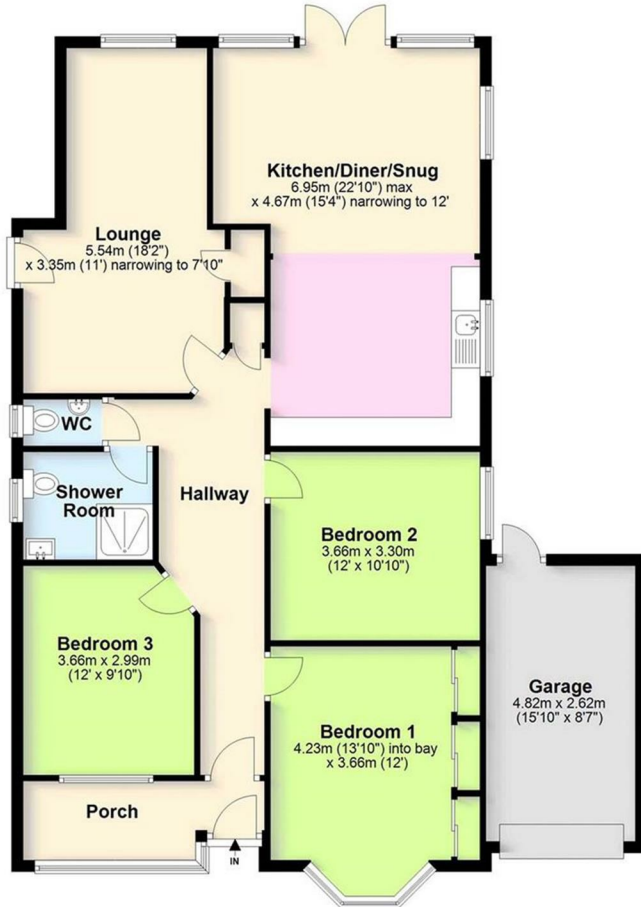
robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Sullington Gardens

Total area: approx. 123.6 sq. metres (1330.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-34) E	
(21-38) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co