



Parham Road, Findon Valley BN14 0BN

Offers Over **£325,000**



Property Type: Semi-Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Semi-Detached Bungalow
- Two Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Shower Room
- Off Road Parking
- Chain Free
- Garage
- Needs Some Modernisation
- Close to Local Amenities

This home offers an exciting opportunity for buyers to modernize and create a property that suits their own style and needs. Chain free two-bedroom home with views of Cissbury Ring, sunny west-facing garden, garage, and off road parking.





INTERNAL

The entrance hall provides access to all principal rooms, giving the layout a practical and easy flow.

The lounge is a bright and inviting space, featuring a charming bay window that frames beautiful views over Cissbury Ring, perfect for enjoying morning coffee while taking in the scenery. The kitchen is fitted with a range of units and offers space for appliances, with a convenient back door leading directly to the garden.

There are two bedrooms and a shower room with separate WC complete the internal accommodation. While the property is in need of some updating, it is offered chain free and provides an excellent blank canvas for anyone looking to put their own stamp on a home in this sought-after location.

EXTERNAL

The property benefits from off-road parking for several vehicles, leading to a garage for additional storage or secure parking. Gated side access opens to the west-facing rear garden, which enjoys plenty of afternoon and evening sun. The garden is a mix of patio and lawn areas, bordered by mature shrubs and offering beautiful countryside views, creating a peaceful setting to relax, entertain, or simply enjoy the outdoors.

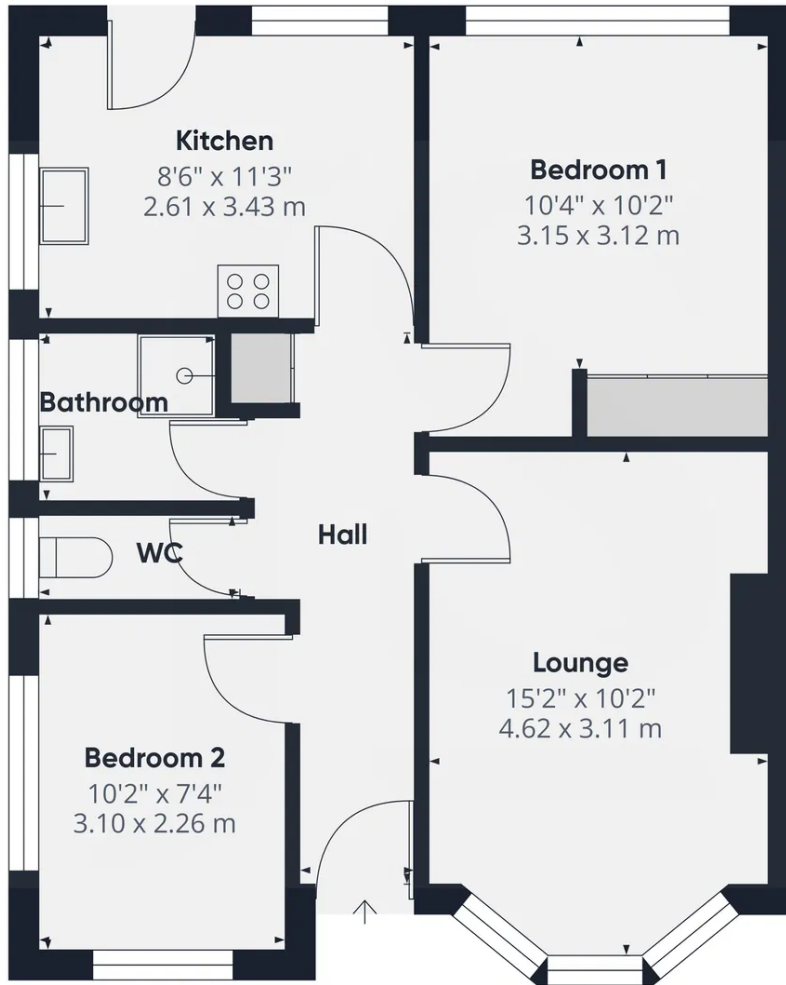
SITUATED

The property enjoys a peaceful yet highly convenient location, with both Findon Valley and the nearby Findon Village offering a range of local amenities including shops, doctors' surgeries, restaurants, and traditional pubs—ensuring everyday essentials and leisure options are always within easy reach.

Commuters are well served, with West Worthing railway station just 2.3 miles away, providing excellent access to regional and national destinations. Regular bus routes operate along the main road, and the A24 and A27 are easily accessible, making travel in all directions swift and convenient.

This is a rare opportunity to enjoy the tranquility of a countryside setting while staying perfectly connected to the wider area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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.