



**The Heights, Findon Valley, Worthing BN14 0AJ**

Offers Over **£775,000**



**Property Type:** Detached Bungalow

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** F

- Stunning Detached Bungalow
- Three Double Bedrooms
- Spacious Living Room
- Contemporary Kitchen/Diner
- Luxury Bathroom & En-Suite
- Immaculate Condition
- 30ft Workshop at Rear
- Manicured Front & Rear Gardens
- Westerly Facing Veranda With Views
- Double Garage & Ample Off Road Parking

Set on nearly a third of an acre in prestigious Findon Valley, this immaculate detached bungalow offers elegant, light-filled living. Featuring living room, contemporary kitchen/diner, three spacious double bedrooms—two with fitted wardrobes, one with en-suite and stylish bathroom. Landscaped gardens to front and rear, west-facing veranda, large decked entertaining area with covered pergola and 30ft workshop. Sweeping driveway with ample parking leads to a double garage. Panoramic valley views complete this exceptional home.





## INTERNAL

A welcoming entrance porch opens into a spacious hallway, complete with a large cloaks cupboard, airing cupboard, and loft access via a pull-down ladder. The heart of the home is the generous dual-aspect living room, offering picturesque views over both front and rear gardens, and featuring an inset gas fire—perfect for cosy evenings. Double doors lead seamlessly into a contemporary 20ft kitchen/diner, beautifully appointed with floor-to-ceiling cabinetry, a breakfast bar return, and high-end integrated appliances including a fridge/freezer, double oven, microwave, dishwasher, and ceramic hob with extractor. Large windows provide garden views and fill the space with natural light, with a rear door offering direct garden access.

The bedrooms are all double rooms, with bedroom one boasting a dual aspect, a full range of fitted wardrobes, and a stylish en-suite shower room. Bedroom two also features fitted wardrobes and views over the garden, while bedroom three is another comfortable double room. The luxury family bathroom includes a panelled bath, walk-in double shower, wash hand basin, and WC—all finished to a high standard.

## EXTERNAL

Occupying a large plot, the property is approached via a sweeping driveway that leads to a double garage, flanked by a manicured lawn and well-stocked shrub borders. The westerly-facing front veranda is the perfect spot to enjoy evening sun and valley views.

To the rear, the beautifully landscaped garden offers space, privacy and tranquillity. A decked entertaining area with covered pergola, complete with power and lighting, creates the ultimate outdoor dining setting, with ample space for a large table and lounge seating. The garden also includes lush lawn areas, mature flowers and shrubs, and benefits from panoramic views across the valley.

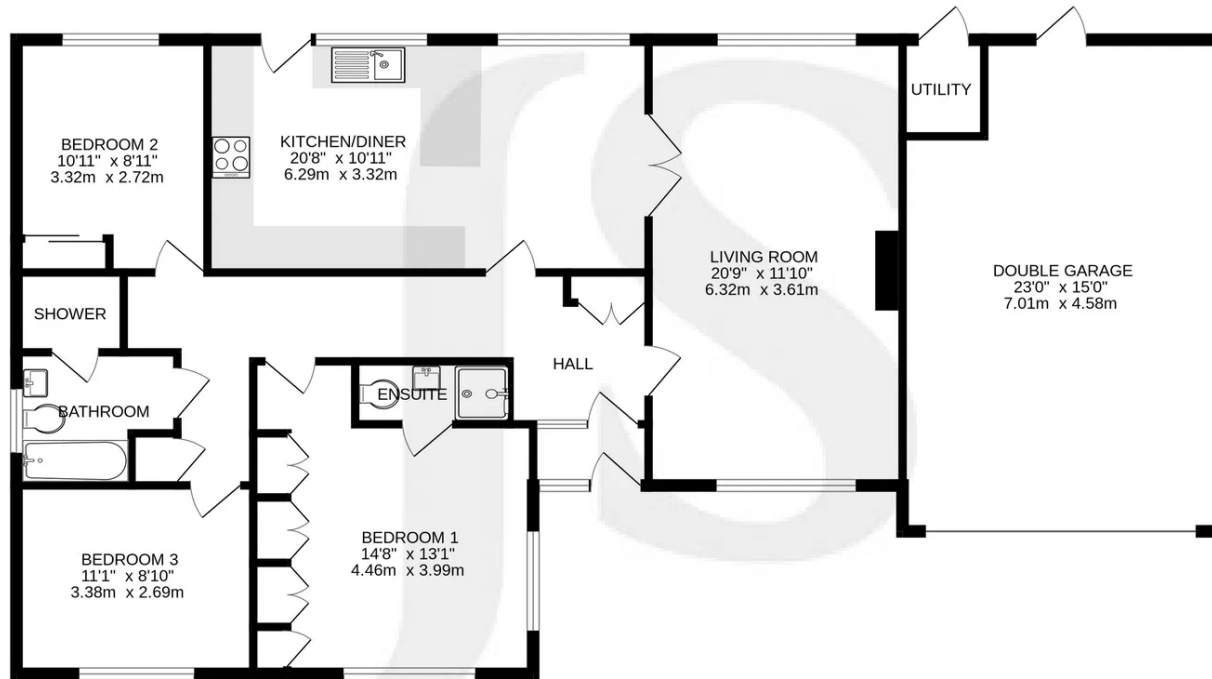
For those seeking workshop or hobby space, a substantial 30ft workshop provides incredible versatility—ideal for storage.

## SITUATED

The Heights is a favoured area of Findon Valley which is nestled at the foot of the South Downs National Park, close to Cissbury Ring and The Gallops which offers fabulous scenic walks. Great location for families being in the Vale School catchment area and high schools within a few miles away. Doctors surgery and a good selection of shops, restaurants and pubs in Findon Valley and Findon Village. The nearest railway station is West Worthing which is 2.3 miles away. Bus routes run along the main road and easy access to A24 and A27. Findon Valley offers the perfect balance of rural tranquility and urban convenience. Whether enjoying leisurely walks in the South Downs or accessing essential services in the local area, residents of this charming community enjoy a lifestyle enriched by nature, education and accessibility.



## 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.  
Made with Metropix ©2025

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	