



Sullington Gardens | Findon Valley | BN14 0HR
Guide Price **£612,500**





We are pleased to offer for sale this three double bedroom detached bungalow in the sought after East side Findon Valley, close to Cissbury Ring. Open plan kitchen/diner/snug leading out to rear garden, lounge with log burner, modern shower room/WC and separate WC. Garage, off road parking and a good sized rear garden with insulated and heated office outbuilding.



Key Features

- Detached Bungalow
- Three Double Bedrooms
- Open Plan Kitchen/Diner/Snug
- Shower Room/WC & Separate WC
- Well Presented
- Outside Cabins-Office & Utility Room
- Good Sized Rear Garden
- Garage
- Off Road Parking

Favoured East side Findon Valley



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

The porch has plenty of space for coats and shoes, this leads into the entrance hall which offers access to all rooms. Lounge benefits from a log burner, storage cupboard, door to outside and lovely views over the rear garden. The dual aspect kitchen/diner/snug has a range of fitted wood worktops with cupboards above and below, space for seating at the breakfast bar and space for a dishwasher, American style fridge/freezer and range style cooker. This room accommodates space for a dining table and chairs as well as a sofa, French doors lead out onto the rear garden. Bedroom one benefits from a good range of fitted wardrobes with sliding doors and a bay window, there are two further double bedrooms. The modern shower room comprises of a walk in shower, wash hand basin inset in vanity unit and WC. There is also a separate WC with wash hand basin.

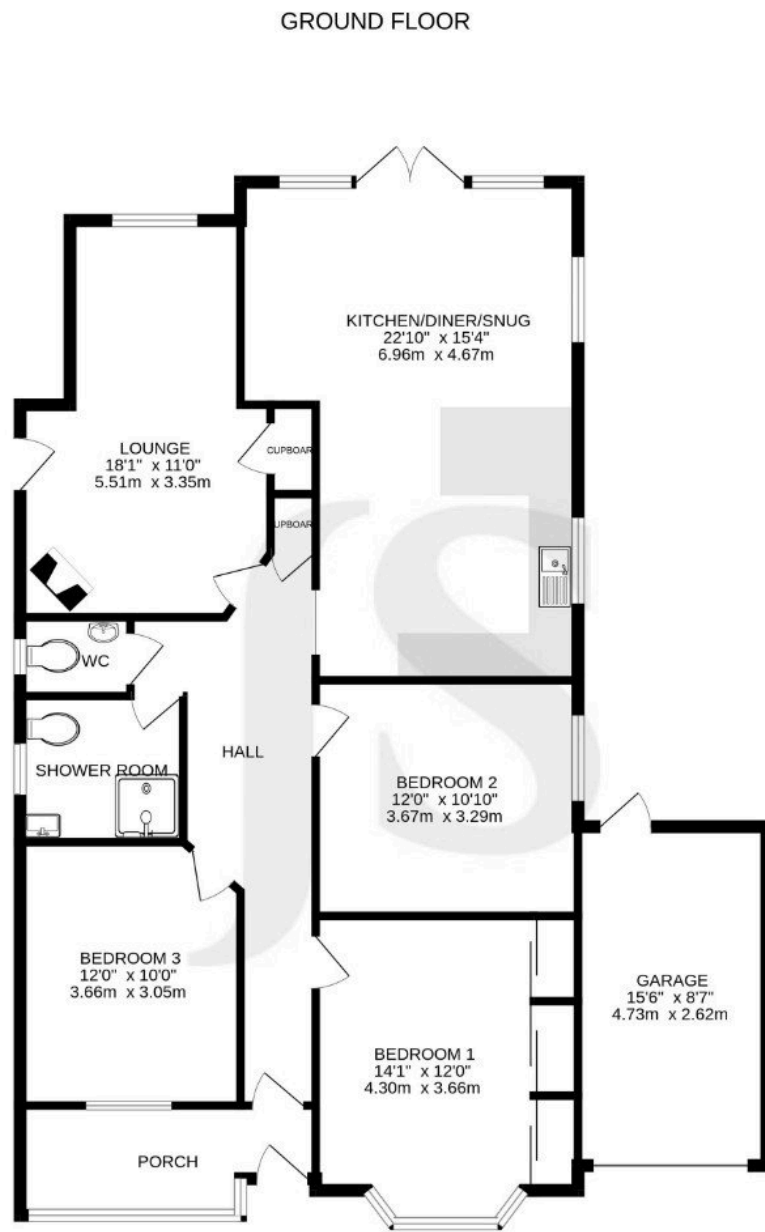
EXTERNAL

Block paved driveway benefitting ample off road parking and leading to the garage which has a personal door at the rear, gated side access and the front garden is lawned either side of the pathway. Good sized rear garden with lovely views over Cissbury Ring, being mainly laid to lawn with trees and shrub borders, two sheds and there is also an office/outbuilding which is heated and insulated and currently being used as a home office by the current owners as well as an outbuilding utility room with space and plumbing for appliances.

SITUATED

On the favoured East side of Findon Valley, nestled at the foot of the South Downs, and close to Cissbury Ring with delightful walks and views across this National Trust site. Great location for families being in the Vale School catchment area and locally a Doctors surgery, library, two churches and a good selection of shops, restaurants and pubs in close proximity. The nearest train stations are Worthing or West Worthing which is 2.3 miles away. Bus routes nearby. Easy access to A24 & A27.





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		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 1044 sqft

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.