



Aldwick Crescent | Findon Valley | BN14 0AR
Offers Over **£550,000**





Beautiful detached bungalow which has lovingly been extended and benefits an open plan lounge/kitchen/dining area, three bedrooms, utility room/wc, modern bathroom, west facing rear garden, garage and summer house. Close to all local amenities in Findon Valley and being sold chain free.



Key Features

- Extended Detached Bungalow
- Three Bedrooms
- Well Presented
- Open Plan Kitchen/Diner
- Utility Room & WC
- Modern Bathroom
- West Facing Rear Garden
- Garage & Off Road Parking
- Chain Free
- Planning Permission To Extend In Loft



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

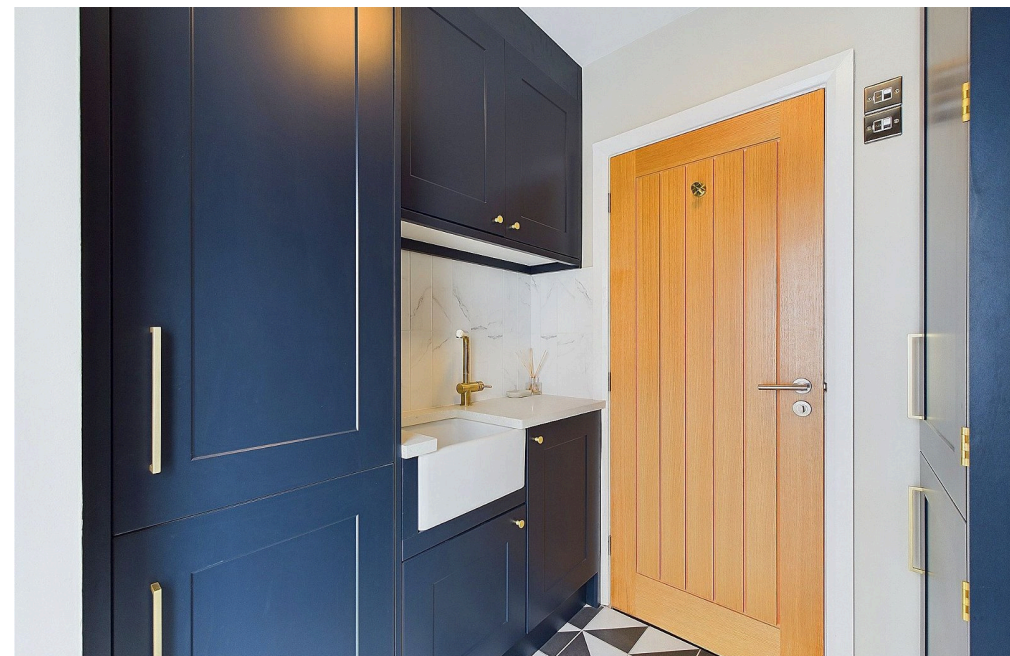
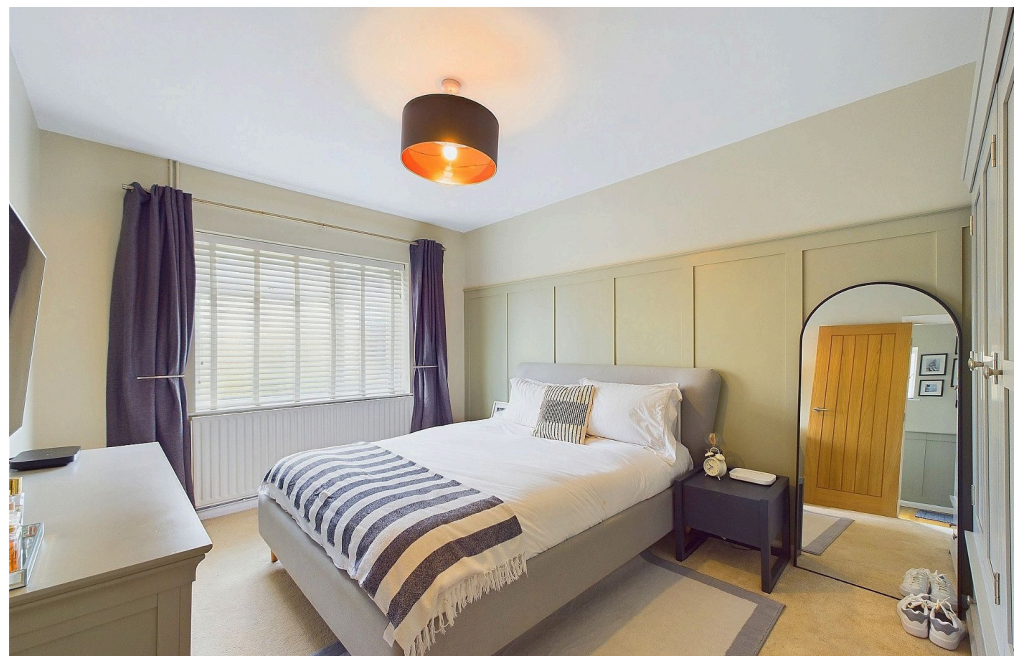
Modern entrance hall welcomes you into this beautifully presented home. A real feature of this property is the spacious open plan lounge/kitchen/dining room with a dual aspect and views over the west facing rear garden with doors leading out. Modern kitchen comprises base and wall units with worktop over, inset sink and drainer, integrated dishwasher, mid level oven, grill and microwave, electric hob with extractor above. Breakfast bar with cupboards below and space for fridge/freezer. The layout of the dining and living areas is thoughtfully designed to promote seamless integration and fluid movement between spaces. Utility room/wc is an added bonus with store cupboards and outside access. Bedroom one and two are double rooms at the front of the property with bedroom three a small double room. Modern bathroom with panelled bath, shower cubicle, wc and wash hand basin set in vanity unit.

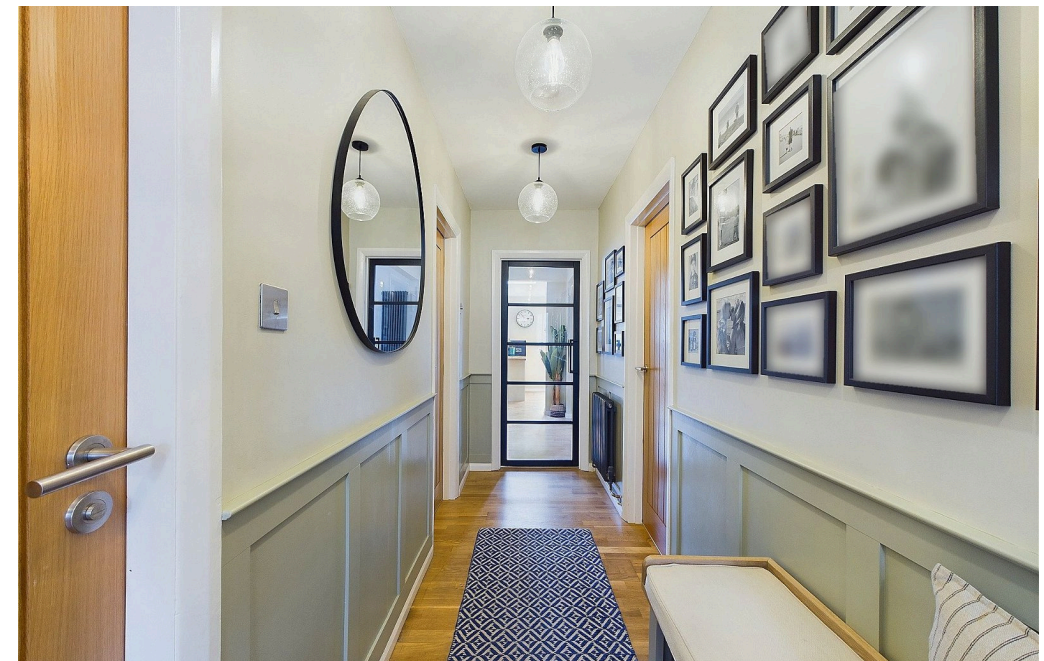
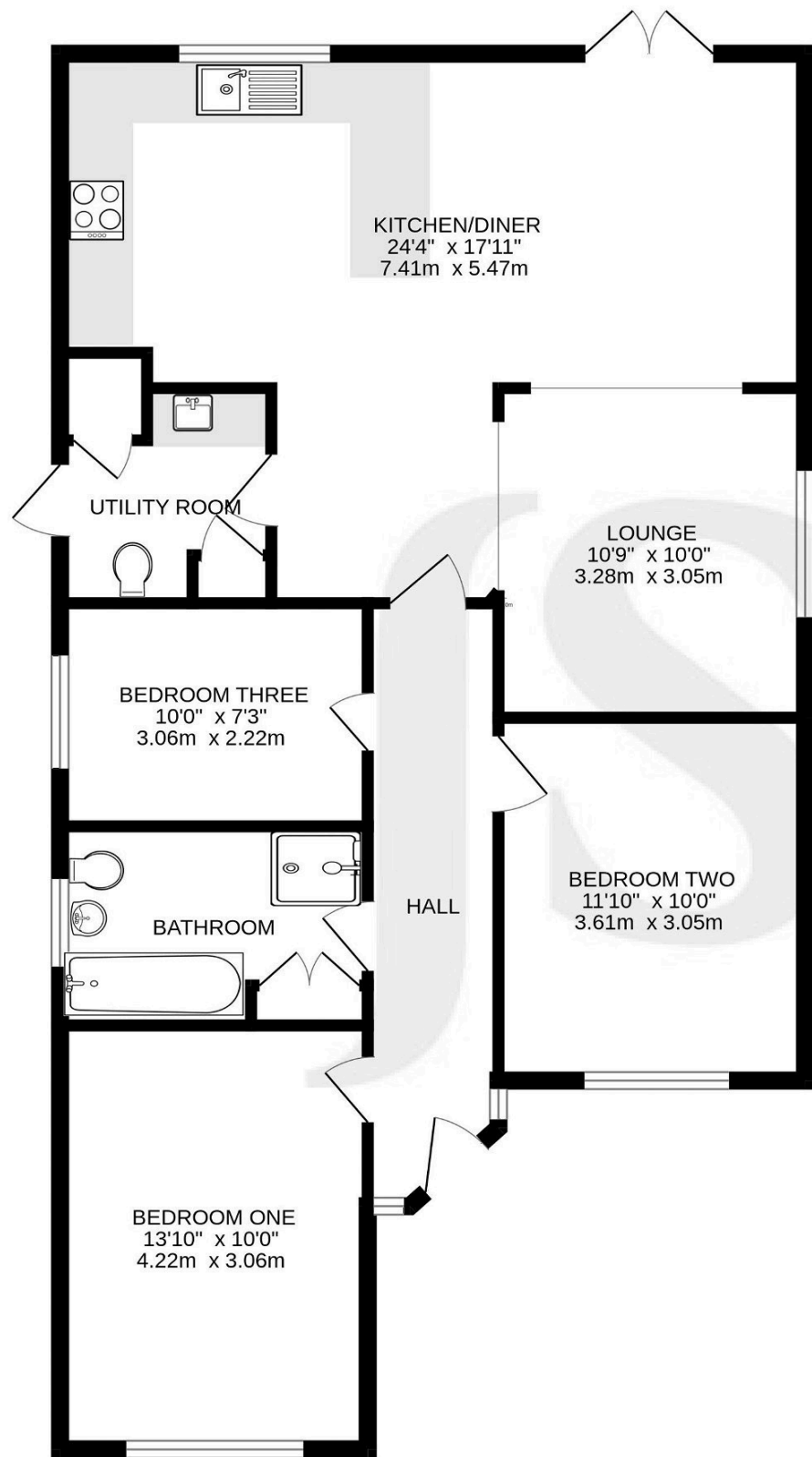
EXTERNAL

Front garden is mainly laid to lawn with shrub and flower borders. Garage has a personal door to rear. The manicured West facing rear garden is secluded and enclosed by pretty shrubs, composite decked seating area has a pergola overhead of the entertaining area and the rest of the garden is mainly laid to lawn, the summer house has power and light, tiled floor, double glazed windows and French doors.

SITUATED

Aldwick Crescent is situated on the favoured East side of Findon Valley, nestled at the foot of the South downs national park, and close to Cissbury Ring with delightful walks and views across the countryside. The property is ideally located in close proximity to shops, restaurants and pubs in Findon Valley and Village. Vale primary school catchment area. Access to the A24 and A27. Worthing town centre, seafront and railway station are approximately 2.5 miles away





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 1087 SqFt

Tenure: Freehold

Council tax band: D

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.