



Greatham Road | Findon Valley | BN14 0BJ
Guide Price Of **£500,000**



We would love to present this spacious chalet bungalow with three double bedrooms. Modern open plan kitchen/diner/family room with bi-folding doors to rear garden, good sized lounge, ground floor shower room, study & utility room, large first floor bedroom with en-suite, large 100ft rear garden, with countryside views, off road parking. Being sold chain free.



Key Features

- Chalet Bungalow
- Three Double Bedrooms
- Open Plan Kitchen/Diner/Family Room
- Separate Lounge
- Bathroom & Shower Room
- Study & Utility Room
- Off Road Parking
- Stunning Countryside Views
- Large 100ft Rear Garden
- No Ongoing Chain



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Entrance hall with two storage cupboards and leading to all rooms. Spacious lounge with bay window and overlooking the front of the property. Beautiful views over the rear garden from the open plan kitchen/diner/family room with bi folding doors leading outside. The kitchen comprises modern base and wall units with worktop over, inset four ring induction hob, integrated mid level oven and microwave, integral fridge/freezer and dishwasher, also space for dining table and chairs and family area. Door to the study and utility room. On the ground floor are two double bedrooms and a newly installed wet room. The first floor bedroom is a large double room with two Velux windows, beautiful views over the rear garden and countryside and eaves storage, en-suite bathroom with airing cupboard housing boiler.

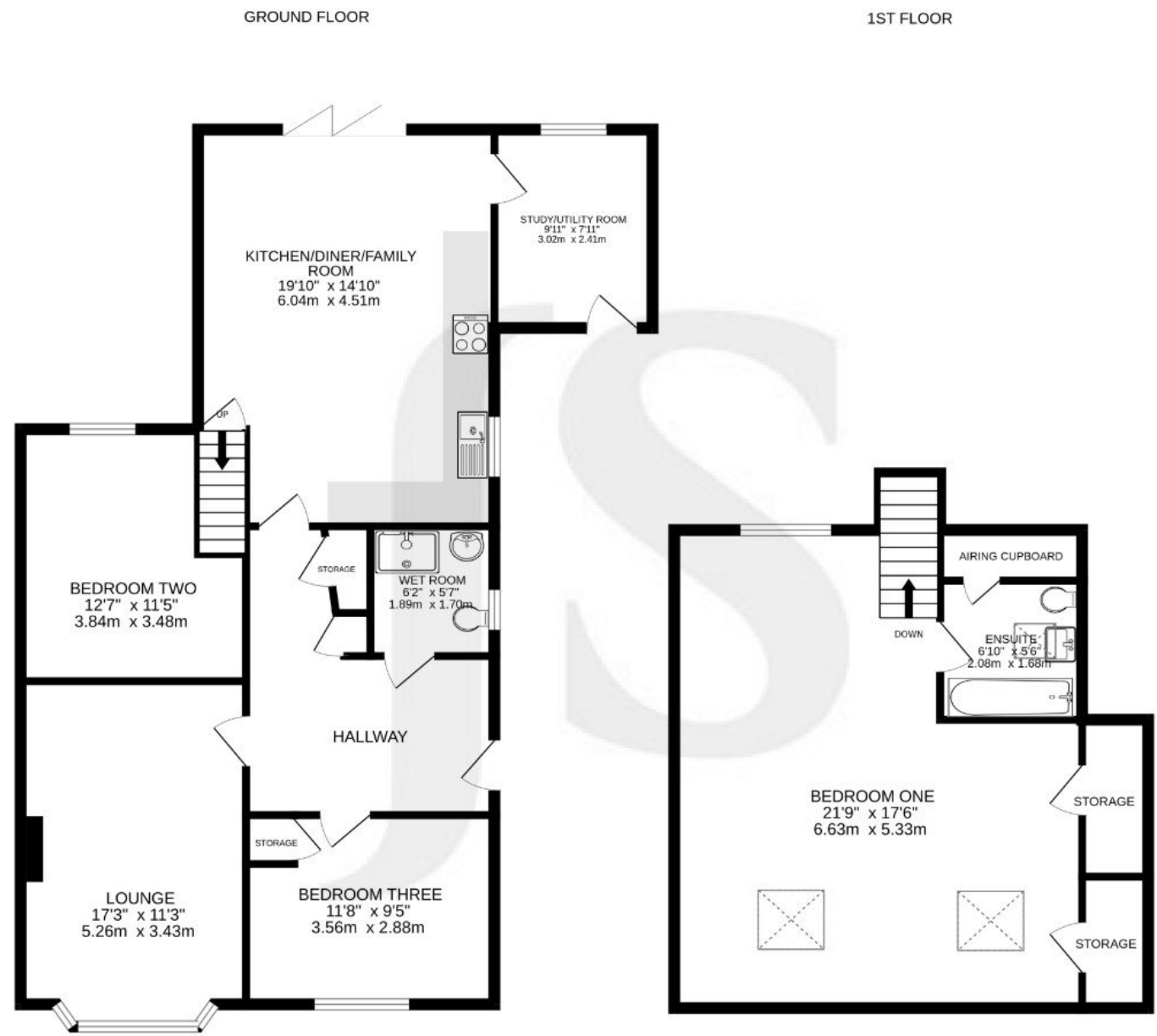
EXTERNAL

Private driveway with off road parking for several vehicles. Large 100ft rear garden with a laid to patio area perfect for dining and enclosed by a low wall with bedding plants, the rest of this beautiful garden is laid to lawn with trees, shrub and flower borders, further patio area with pergola and stunning views over Cissbury Ring.

LOCATION

Findon Valley is 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(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: 1259 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.