



Sullington Gardens | Findon Valley | BN14 0HR
Offers Over **£750,000**





With its blend of modern luxury, stunning views and convenient location, this meticulously renovated four bedroom detached chalet bungalow is the ideal home for families or downsizers looking to enjoy the best of Findon Valley living. Versatile accommodation with an impressive open plan snug lounge, dining area and modern kitchen alongside a separate living room.



Property details: Sullington Gardens | Findon Valley

Key Features

- Detached Chalet Bungalow
- Four Bedrooms
- Beautiful Open Plan Kitchen/ Dining / Snug Lounge
- Separate Living Room
- Two Bathrooms
- Spacious & Versatile
- Good Sized Rear Garden
- Stunning Countryside and Valley Views
- Garage & Off Road Parking
- Close to Local School & Shops



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Located on popular Sullington Gardens; a quiet street and a short walk from the foot of the South Downs. This detached chalet bungalow has a westerly aspect and benefits from views across the Valley to the Gallops. This tastefully renovated home boasts a high end finish throughout which includes new wiring, plumbing and aluminium windows/doors. Its an ideal home which could suit a growing family or downsizer looking to benefit from ground floor accommodation. The entrance leads into a bright and airy snug which boasts a south and westerly aspect which floods the room with natural light. The dining room and high specification 'shaker' style kitchen are separated by a breakfast bar which features a granite worktop. The kitchen has access to the rear garden and benefits from fitted appliances, such as a fridge freezer, dishwasher and has space for a large range cooker. Leading from the hallway are two double bedrooms, a west facing lounge and a three piece bathroom with a free-standing roll-top bath tub.

The first floor comprises two double bedrooms, the principle to the rear overlooks the garden and has stunning views of Cissbury Ring. There is a further room which is ideal for a home office or walk-in storage space. The second bathroom is located between both bedrooms.

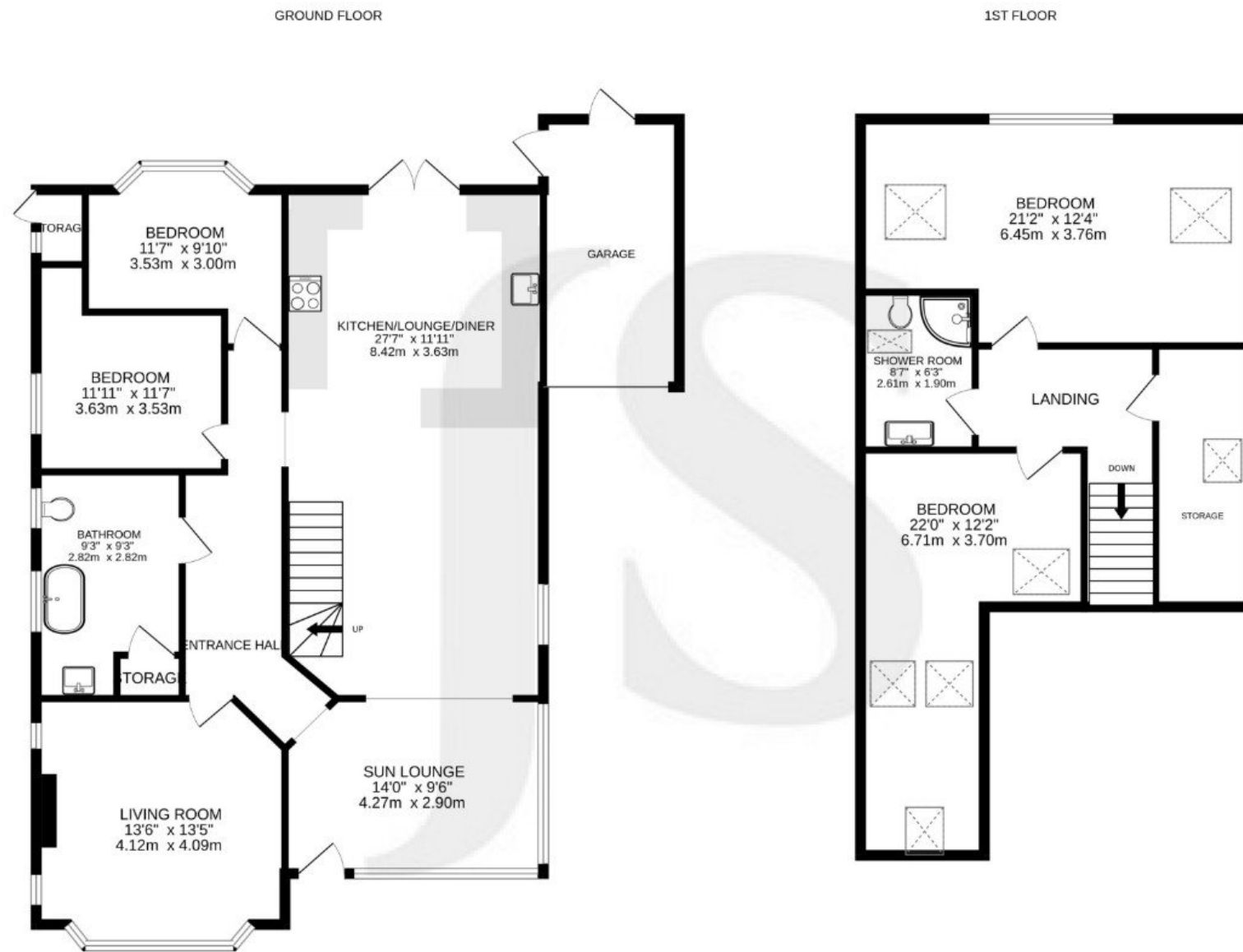
EXTERNAL

The rear garden is a great size and offers a peaceful oasis with mature palm trees and a shingled area for entertaining. A brick-built storage unit and side access to the front garden provide added convenience. The front of the property features a lawn and off-road parking, while the garage, with front and rear access, houses a Worcester boiler.

SITUATED

Discover the idyllic setting of Findon Valley, nestled at the foot of the majestic South Downs National Park, offering a haven for nature enthusiasts and outdoor adventurers alike. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops awaiting exploration. This location is a haven for families, with the property falling within the sought-after Vale School catchment area and high schools conveniently located just a few miles away. Findon Valley and nearby Findon Village offer a plethora of amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach, enhancing convenience and quality of life. For commuters and travellers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and 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	67	
(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: 969 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.