



Parham Road | Findon Valley | BN14 0BN  
Offers Over **£400,000**







We would love to offer this versatile chalet bungalow in Findon Valley, this home has three bedrooms set over two floors with a bathroom & shower room. Lounge and separate dining room, modern kitchen and well presented. Also benefitting a West facing rear garden, off road parking and garage.



Property details: Parham Road | Findon Valley



## Key Features

- Chalet Bungalow
- Three Bedrooms
- Lovely Countryside Views
- Modern Kitchen
- Lounge
- Separate Dining Room
- Bathroom & Shower Room
- West Facing Rear Garden
- Off Road Parking
- Close to Local Amenities



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

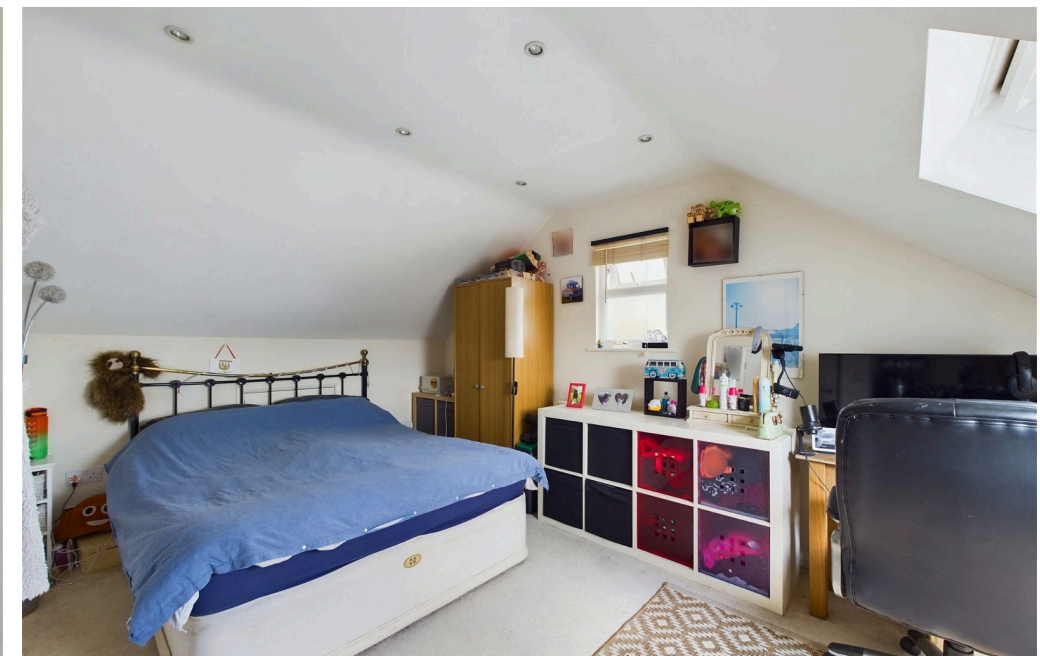
This charming property features a good sized lounge offering picturesque views towards Cissbury Ring. The modern fitted kitchen boasts an array of wall and base units, complemented by ample work surfaces. It includes an integrated dishwasher, space and plumbing for a washing machine and fridge/freezer, and a fitted gas hob with an extractor and oven beneath. The kitchen seamlessly opens into the dining room, which has doors leading out to the rear garden and stairs ascending to the first floor. The ground floor also houses a bathroom and a double bedroom on this level. Upstairs, you will find two more well appointed bedrooms and a further shower room with a WC, offering convenience and comfort for family living.

### EXTERNAL

The front garden is attractively lawned with floral borders, complemented by a driveway that provides off road parking. The west facing rear garden features a raised lawned area with floral and shrub borders, patio area and gated side access, the garage has double wooden barn doors, power and lighting.

### SITUATED

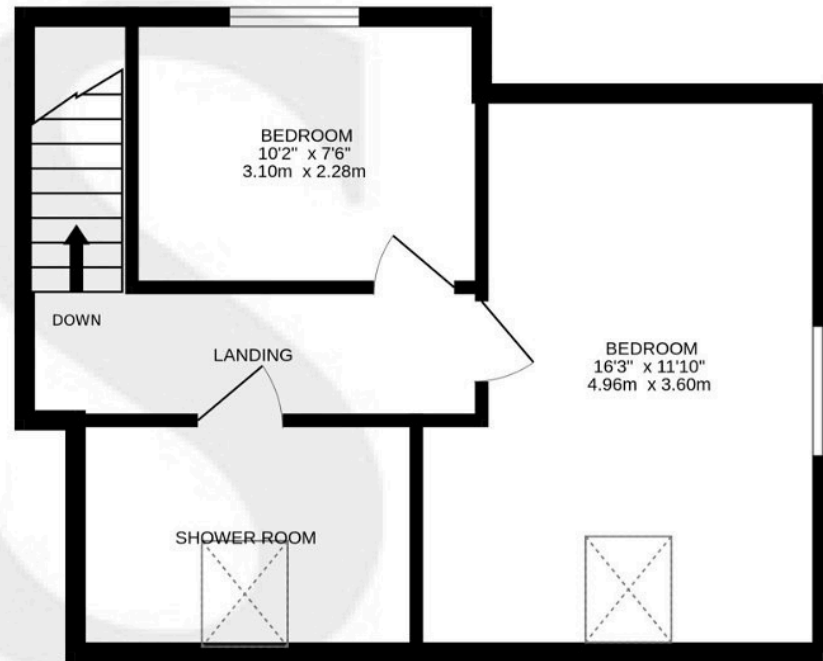
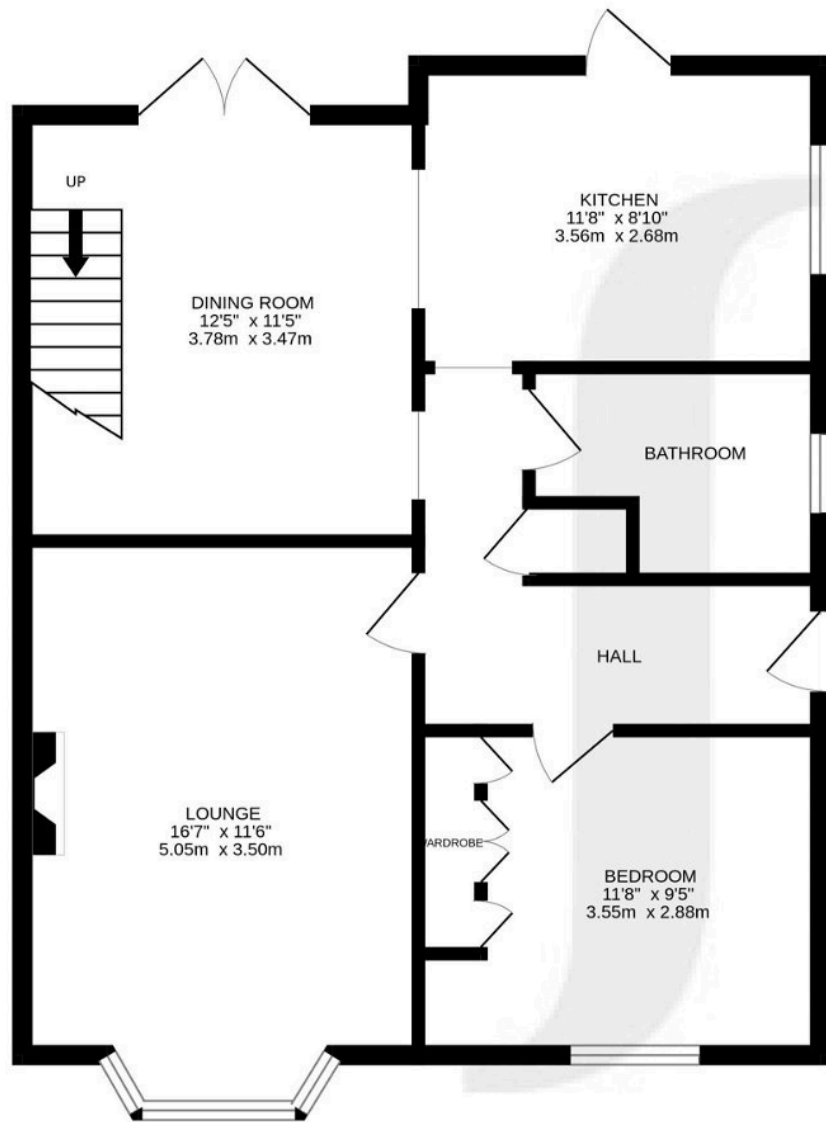
The property is situated in this popular position in Findon Valley. Access is given to local Downland walks, the Gallops and the well known landmark and beauty spot of Cissbury Ring which is steeped in history. Also within a short distance is Findon Valley shopping parade together with its Post Office, Library, Doctors and Dentist. Nearby bus routes and main access roads and also situated in the Vale School Catchment area. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately three miles away. The nearest station is West Worthing which is approximately two miles away. Bus services run nearby.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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	

## Property Details:

Floor area as quoted by EPC: 1130SqFt

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.