



Greatham Road | Findon Valley | BN14 0BE  
Offers Over **£450,000**





Welcome to this charming detached property, perfectly situated in the heart of Findon Valley. This beautifully presented home features two spacious double bedrooms, south facing living room, conservatory, modern fitted shower room and spacious kitchen/breakfast room. Being sold with no ongoing chain.



Property details: Greatham Road | Findon Valley

# Key Features

- Detached Bungalow
- Two Double Bedrooms
- South Facing Lounge
- Conservatory/Dining Room
- Fitted Kitchen
- Modern Shower Room
- Beautifully Presented
- Garage & Off Road Parking
- Chain Free
- Favoured Findon Valley



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

As you enter, you are greeted by a bright, welcoming hallway with a door leading to the south-facing lounge. This room flows seamlessly into the conservatory, currently used as a dining room, with access to the rear garden and benefiting from power and heating for year round use. The home features two spacious double bedrooms with the second bedroom having a range of built in wardrobes and cupboards. The modern fitted shower room offers a spacious shower cubicle wash hand basin and low level flush w.c and a generously sized kitchen/breakfast room with a range of fitted cupboards and built in larder cupboard.

## EXTERNAL

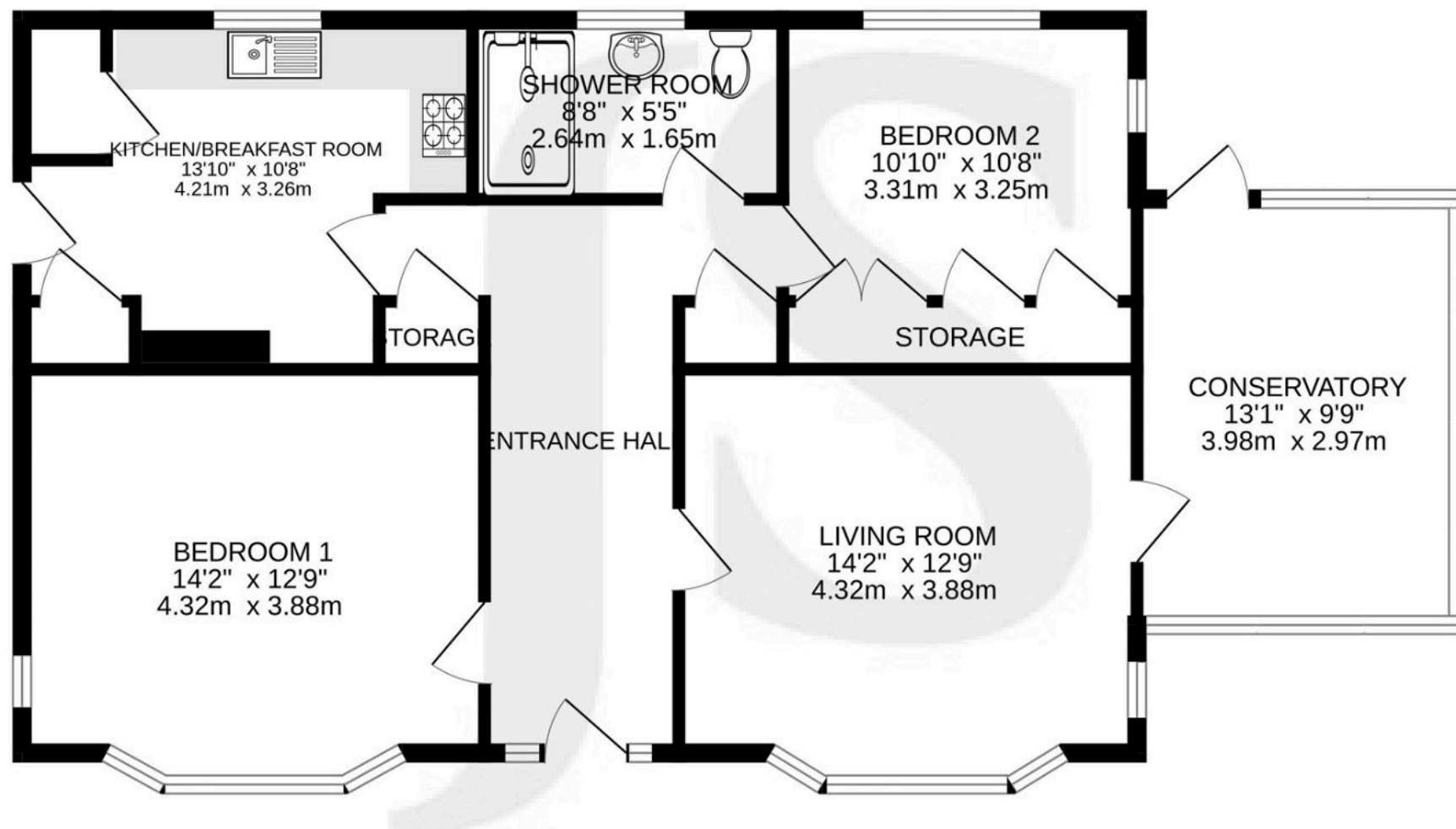
The level ground garden is thoughtfully designed and laid to stone and shingle, offering low-maintenance outdoor space. A garden shed provides additional storage for gardening tools and outdoor equipment. To the front is a paved driveway and access to the detached garage.

## SITUATED

In 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.



To book a viewing contact us on: 01903 873999 | [findon@jacobs-steel.co.uk](mailto:findon@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



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

## Property Details:

Floor area as quoted by EPC: 775 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.