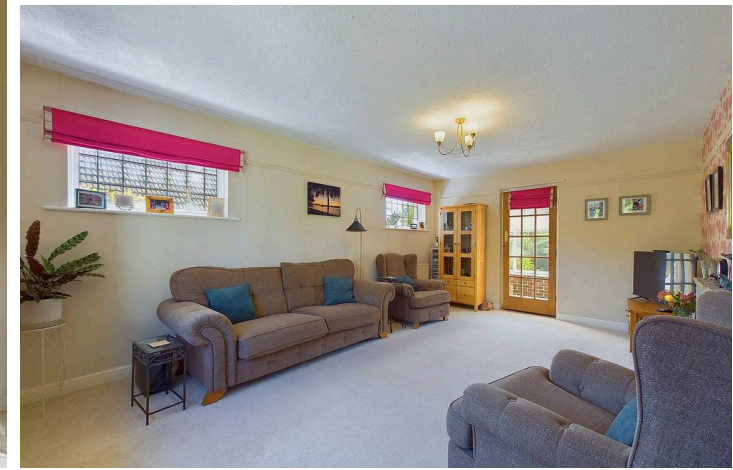
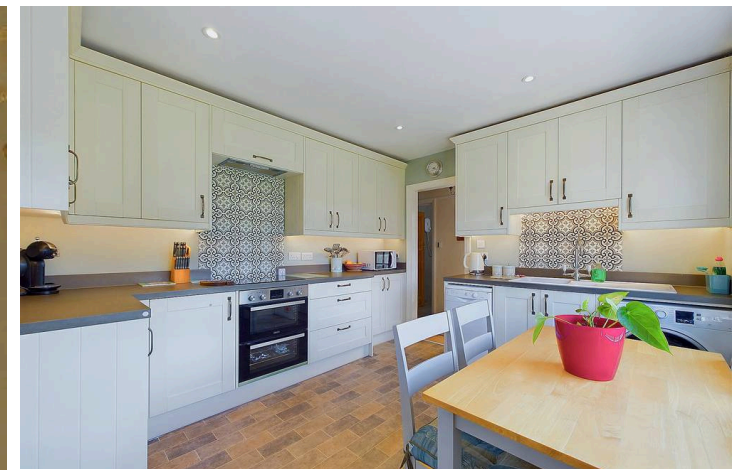




Hollingbury Gardens | Findon Valley | Worthing | BN14 0EF
Guide Price **£615,000**





A spacious detached bungalow featuring a 100ft west-facing rear garden, this well-presented home offers a 17ft living room, a bright sunroom, and a modern kitchen/diner. The property includes two double bedrooms, a shower room/WC, and an additional separate WC. Outside, you'll find a garage, off-road parking, and a charming front garden.



Key Features

- Spacious Detached Bungalow
- Two Double Bedrooms
- Stunning 100ft West Facing Rear Garden
- Kitchen/Diner
- 17ft Living Room
- Sun Room
- Shower Room/W.C & Separate W.C
- Well Presented
- Garage & Off Road Parking
- Loft Area/Hobbies Room



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Spacious entrance hall sets the tone for the size of this home. The living room has a triple aspect which allows plenty natural light to flood in, the open fireplace has a brick surround and door leads into the sun room which has fabulous views over the rear garden and French doors lead out. The kitchen/diner has a modern theme with contemporary base and wall units and integrated oven and hob with space for fridge/freezer, dishwasher and washing machine. Large picture window is a real feature of this room to sit at the dining table and overlook the west facing rear garden, from this room a door leads to a pantry and side door to outside. Both bedrooms are double rooms with built in wardrobes. Modern shower room with underfloor heating and wc, wash hand basin and walk in shower, also a secondary wc. Stairs leads up to the open loft area/hobbies room with dormer and velux windows as well as further storage space.

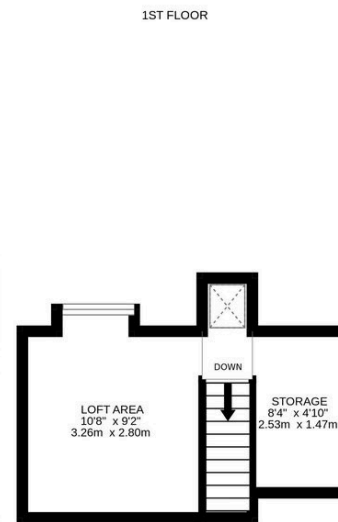
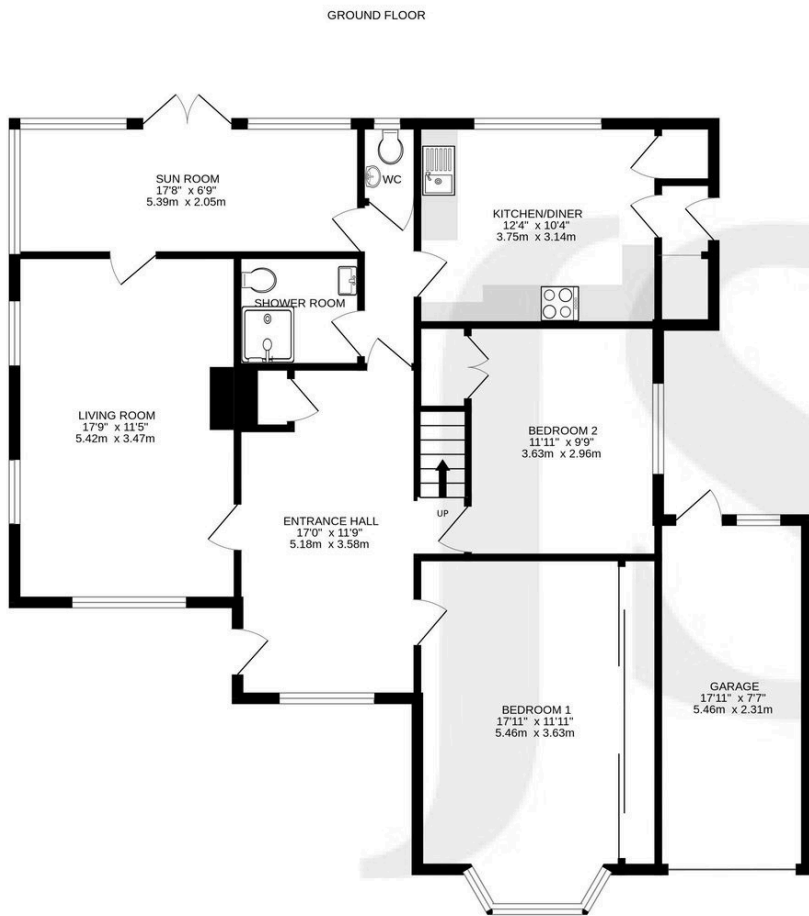
EXTERNAL

The property features a private driveway offering off-road parking and leading to a garage with an up-and-over door, plus a convenient personal door at the rear. The pretty, wall-enclosed front garden is adorned with hedgerow borders and a pathway leading to the front door. Both sides of the property have gated access to the rear. The secluded west-facing rear garden, a true credit to the current owners, stretches over 100ft and is mainly laid to lawn, beautifully complemented by a vast array of shrubs, trees, and flowers. A tranquil pond is situated at the rear, and the patio area provides the perfect space for entertaining.

LOCATION

Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer 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. 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(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: 1119 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.