



Downside Avenue | Findon Valley | Worthing | BN14 0EU  
Offers Over **£525,000**





A well designed and extended family home in a picturesque spot in Findon Valley. The property offers four bedrooms, two bathrooms, open plan kitchen dining room and separate family room with a beautiful rear garden offering views of Cissbury.





## Key Features

- Semi-Detached Chalet Bungalow
- South Facing Rear Garden
- Four Bedrooms
- Open Plan Kitchen/Diner
- Ground Floor Bathroom & First Floor Shower Room
- Beautiful Views Over Cissbury Ring
- Well Presented
- Off Road Parking
- Car Port
- Vale School Catchment Area



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

This extended semi-detached bungalow offers versatile accommodation, perfect for modern living. Features include a spacious open-plan kitchen and dining room, with bi-fold doors that seamlessly connect the indoors to the rear garden—ideal for entertaining or family gatherings. Additionally, the property boasts a separate lounge for relaxation. Conveniently located on the ground floor are two well-proportioned bedrooms, and a family bathroom. The first floor provides two further bedrooms and a generously sized shower room, offering ample space for a growing family or guests. A blend of comfort and functionality, this home is well-suited to diverse lifestyle needs.

### EXTERNAL

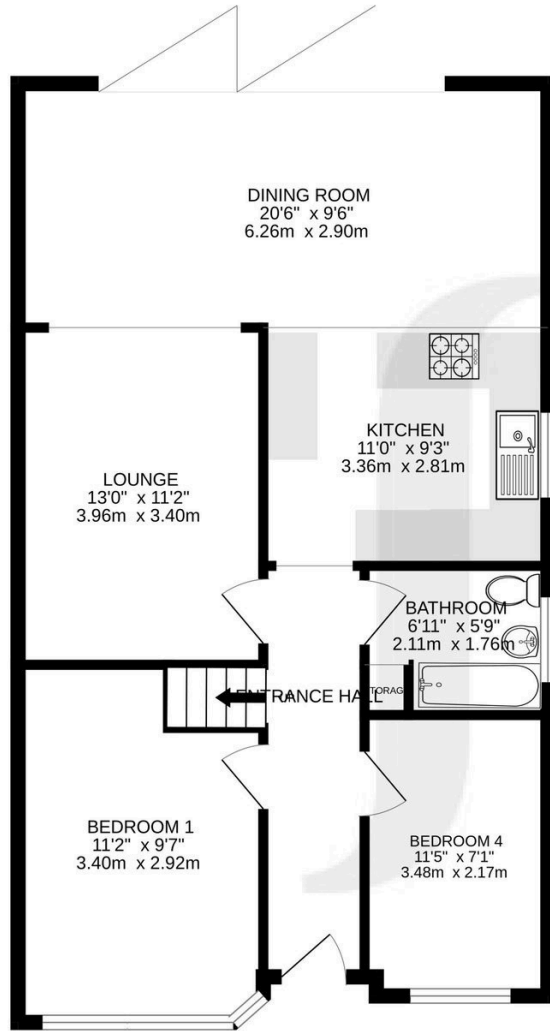
The true highlight of this home is its beautifully maintained garden, featuring a large, lush lawn bordered by well-manicured flower beds, creating a vibrant and peaceful setting. Towards the rear of the garden, a charming pergola provides a perfect spot to sit and take in the delightful views of Cissbury Ring, offering a serene and picturesque retreat. Adjacent to the property, a modern paved patio offers ample space for outdoor dining and entertaining making it ideal for relaxing and enjoying outdoor living.

### LOCATION

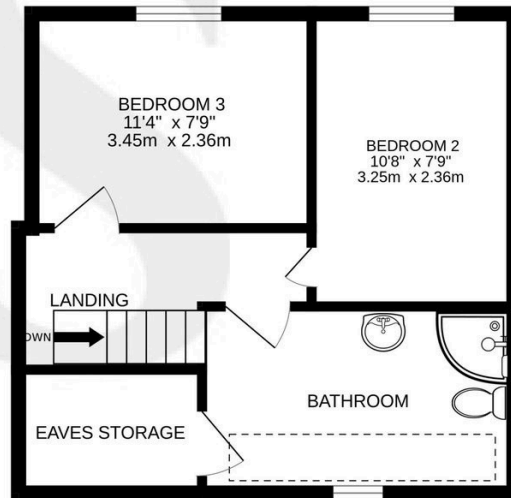
Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters, 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.



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>		86
(69-80) <b>C</b>	73	
(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: 1163 SqFt)

Tenure: Freehold

Council tax band: C

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.