



Aldwick Crescent | Findon Valley | Worthing | BN14 0AR

Guide Price **£500,000**





An immaculately presented, detached bungalow in sought after Findon Valley offering a large lounge/diner, refitted kitchen, two bedrooms, four piece bathroom, South facing rear garden, garage & driveway. Being sold chain free.



## Key features:

- A Detached Bungalow
- 23ft Lounge/Diner
- Two Bedrooms
- Refitted Kitchen
- Four Piece Bathroom
- South Facing Rear Garden
- Garage & Driveway
- Cul De Sac Location
- Close to Local Amenities
- Chain Free

 2 Bedrooms

 1 Bathroom

 2 Living Rooms

**INTERNAL** A uPVC front door leads to the entrance hall with loft access, storage cupboard and doors to all rooms. To the front of the property is an open plan 23ft lounge/diner with feature bay windows and a electric fireplace. To the rear of the property is a beautifully refitted kitchen comprising of storage cupboards and drawers with quartz work surfaces, inset sink, integral oven and hob, space for washing machine and upright fridge/freezer and a wall mounted boiler; there is a door leading to the rear garden. The primary bedroom has a feature South facing bay window overlooking the rear garden and the second bedroom is currently set as an office. The four piece bathroom comprises a panelled bath, corner shower, WC and wash hand basin.

**EXTERNAL** To the front of the property is a lawned front garden with flowerbed and walled boundaries with a driveway leading to the garage with electric door, light and power. The well tended South facing rear garden is laid primarily to lawn with flowerbed, shrub and fenced borders and there is a hard standing raised patio area. There is a personal door leading to the rear of the garage and side access via secure gate.

**SITUATED** On the favoured East side of Findon Valley, nestled at the foot of the South Downs National Park and close to Cissbury Ring with delightful walks and views across the countryside. The property is ideally located in close proximity to Worthing golf course, shops, doctors surgery and pubs in Findon Valley and Village. Great location for families being in the Vale School catchment area, nearby is Worthing College and access to the A24 and A27. Worthing town centre, seafront and railway stations are approximately 2.5 miles away.

### HALL

**LOUNGE** 16' 6" x 11' 8" (5.03m x 3.56m)

**DINING ROOM** 12' 5" x 11' 4" (3.78m x 3.45m)

**KITCHEN** 11' x 10' 4" (3.35m x 3.15m)

**BEDROOM** 12' 8" x 12' 5" (3.86m x 3.78m)

**BEDROOM** 9' 4" x 8' (2.84m x 2.44m)

**BATHROOM** 8' 3" x 7' 4" (2.51m x 2.24m)

**GARAGE** 18' 10" x 7' 9" (5.74m x 2.36m)

**COUNCIL TAX BAND D**



GROUND FLOOR



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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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.



EPC TO FOLLOW

## Property Details:

Floor Area: 839 sq ft (78 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D