



The Heights | Findon Valley | Worthing | BN14 0AJ

Guide Price **£525,000**





We are delighted to present this beautiful detached bungalow in the sought after East side of Findon Valley. Spacious and well presented throughout. Two/three double bedrooms, lounge/diner with rear garden views and log burner, kitchen/breakfast room with Aga, bedroom three could be a spacious dining room. Modern shower room/wc and a separate wc. Secluded West facing rear gardens, good sized front garden with driveway for off road parking and garage.



## Key features:

- Detached Bungalow
- Two/Three Double Bedrooms
- Lounge with Log Burner
- Kitchen/Breakfast Room
- Shower Room & Separate WC
- Well Presented
- Garage & Off Road Parking
- West Facing Rear Garden
- Exclusive Area
- Favoured East Side Findon Valley

 3 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** Spacious entrance hallway with Karndean flooring, access to loft via loft ladder. Lounge/diner has beautiful rear garden views with French doors leading outside. Integrated wall mounted wood burner with Oak mantle over and tiled hearth. Spacious dual aspect kitchen/breakfast room has base and wall units with worktop over, inset stainless steel sink, space for washing machine, dishwasher, fridge/freezer and tumble dryer. integrated Neff oven, four ring hob and an Aga. Lovely rear garden views and side access door.

Dual aspect bedroom one is a lovely sized double with front garden views. Bedroom two also a double with a good selection of fitted wardrobes, bedroom three is a double room and currently used as a dining room. Modern shower room with walk in shower, wash hand basin and WC. Separate WC.

**EXTERNAL** Gated entrance with driveway for several vehicles and leading to garage and workshop. Side access to rear on both sides. Good sized pretty front garden is mainly laid to lawn with an apple tree, shrubs and flowers.

Secluded and established West facing rear garden has a patio area for seating, mainly laid to lawn with a plethora of beautiful shrubs and flowers, fig tree, bay tree and silver birch. Summerhouse with electric and newly built shed.

**SITUATED** The heights is situated in this quiet, much sought after location and on a sizeable and private plot to the east side of Findon Valley, nestled at the foot of the South Downs, and close to Cissbury Ring with delightful walks and views across the countryside. The property is ideally located in close proximity to shops, restaurants and pubs in Findon Valley and Village. Access to the A24 (routes to London) and A27 (routes to Chichester and Brighton) are close by. Worthing town centre, seafront and railway station are approximately 2 ½ miles away.

**ENTRANCE HALL** 21' 5" x 10' 11" (6.53m x 3.33m)

**LOUNGE/DINER** 16' 11" x 12' 0" (5.16m x 3.66m)

**KITCHEN/BREAKFAST ROOM** 12' 1" x 12' 0" (3.68m x 3.66m)

**BEDROOM ONE** 16' 11" x 11' 1" (5.16m x 3.38m)

**BEDROOM TWO** 12' 1" x 11' 0" (3.68m x 3.35m)

**BEDROOM THREE/DINING ROOM** 11' 11" x 11' 11" (3.63m x 3.63m)

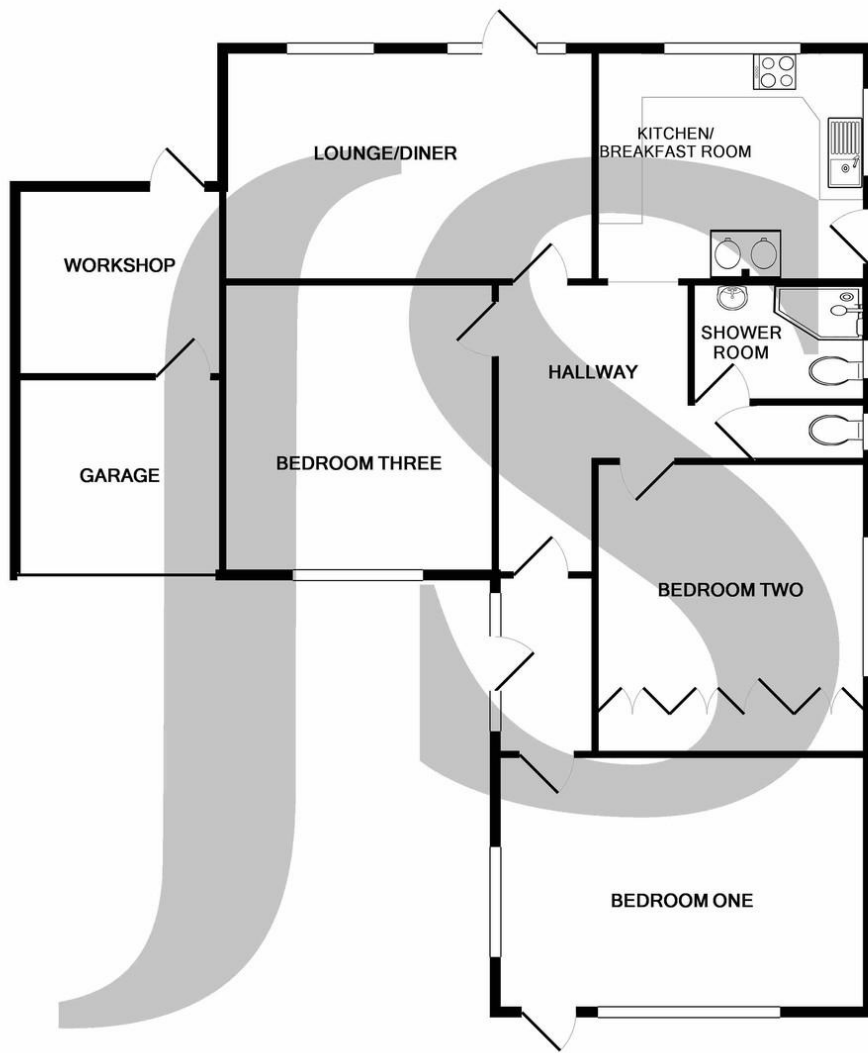
**SHOWER ROOM** 8' 0" x 6' 0" (2.44m x 1.83m)

**SEPARATE WC**

**GARAGE AND WORKSHOP**

**COUNCIL TAX** Band E





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2019



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | ←         |
| (69-80)                                     | <b>C</b> |                         |           |
| (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, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

## Property Details:

Floor Area: 1,130 sq ft (105 sq m) – Floor area is quoted from the EPC

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.