



28 Wantley Road | Findon Valley | Worthing | BN14 0BH

Guide Price **£375,000**



We are pleased to present to the market this semi-detached bungalow located in the favoured Findon Valley area. Two bedrooms, modern fitted kitchen, lounge, conservatory/ dining room and bathroom. Front and rear gardens, garage and shared driveway.



Key features:

- Semi-Detached Bungalow
- Two Bedrooms
- Modern Kitchen
- Lounge
- Conservatory/ Dining Room
- Bathroom
- West Facing Rear Garden
- Garage
- Close to Amenities
- Favoured Findon Valley Location

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Porch with meter cupboard leads through to hallway with additional coat cupboard. Spacious lounge with electric fire inset in brick feature fireplace with French doors leading through to the conservatory/ dining room. Modern kitchen with fitted base and wall units, inset sink drainer, integrated oven and 4 ring induction hob with extractor over. Worcester Bosch Combi boiler fitted in 2018. Space for fridge/freezer and washing machine. Conservatory currently being used as a dining room, looks out onto the rear garden with door leading to side access. Both bedrooms benefit fitted wardrobes. The bathroom includes a panelled bath with electric shower over, wash hand basin with vanity unit, WC and airing cupboard.

EXTERNAL The front garden is laid to lawn with flower and shrub borders. The West facing rear garden is also laid to lawn with shrub and flower borders and private door to garage.

SITUATED The property is situated in this popular position in Findon Valley. Access is given to local Downland walks, the Gallops

and the well known land mark and beauty spot of Cissbury Ring which is steeped in history. Also within a short distance is Findon Valley shopping parade together with its Post Office, Library, Doctors and Dentist. Nearby bus routes and main access roads and also situated in the Vale School Catchment area.

HALLWAY

KITCHEN 9' 5" x 7' 6" (2.87m x 2.29m)

LOUNGE 20' 3" x 10' 10" (6.17m x 3.3m)

CONSERVATORY / DINER 17' 0" x 10' 4" (5.18m x 3.15m)

BEDROOM ONE 14' 9" x 10' 2" (4.5m x 3.1m)

BEDROOM TWO 10' 6" x 8' 2" (3.2m x 2.49m)

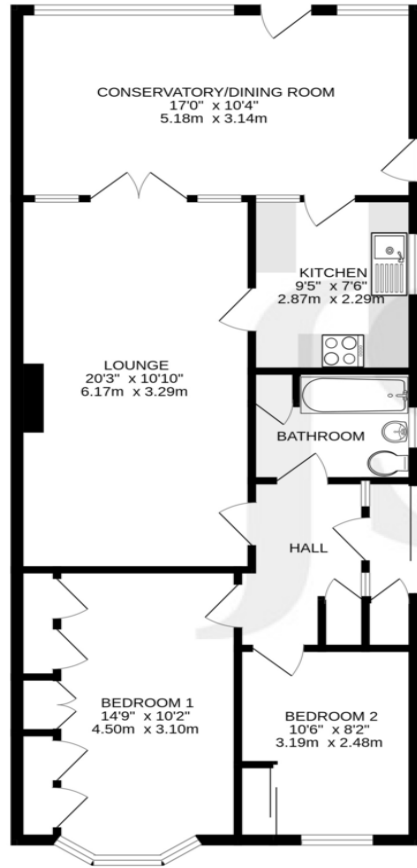
BATHROOM/WC 7' 5" x 6' 0" (2.26m x 1.83m)

GARAGE 17' 0" x 11' 3" (5.18m x 3.43m)

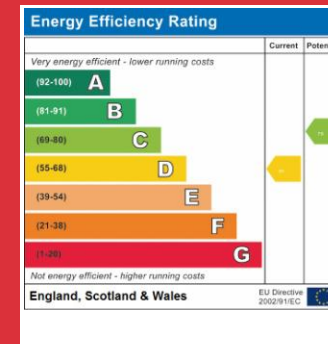
COUNCIL TAX Band D - Worthing Borough Council



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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Property Details:

Floor Area: (78m²) – Floor area is quoted from the EPC

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.