



The Heights | Findon Valley | Worthing | BN14 0AW

Guide Price **£750,000**





We are delighted to present this beautiful detached bungalow in the sought after East side of Findon Valley. Situated on a secluded and sizeable plot, and is spacious and immaculate throughout. Three bedrooms, good sized lounge with log burner, dining room, conservatory, kitchen, utility room, modern bathroom/wc. Well manicured gardens with several patio areas, off road parking for several vehicles and two garages with a potential annexe.



Key features:

- Stunning Detached Bungalow
- Three Bedrooms
- Large Lounge with Log Burner
- Good Sized Dining Room
- Conservatory
- Kitchen & Utility Room
- Immaculate Condition
- Two Garages/Potential Annexe
- Beautifully Manicured Gardens
- Corner Plot in the Favoured Heights

 3 Bedrooms

 1 Bathroom

 3 Living Rooms

INTERNAL The porch opens into the entrance hall leading to a 23ft dual aspect lounge with large bay and French doors leading out onto a decked area, wood flooring and log burner with feature fire surround. The wood flooring flows into the kitchen comprising of matching wall and base units, wood worktops with ceramic sink. Integrated hob with extractor over, eye level oven, built in microwave and fridge/freezer. The kitchen opens into the dining area with sky light and patio doors leading to the tiled conservatory with sliding doors to the rear garden. The utility room is off the dining room with space for washing machine, wall and base units and door to side access. Bedrooms one and two are doubles, with bedroom one offering built in wardrobes and a bay windowed dressing area. Bedroom three is a smaller double which is currently being used a study. The bathroom/wc comprises of a modern three piece suite with bath and shower over, wc in modern built in vanity unit with cupboards, storage and glass shelving with inset sink, large mirror and lighting.

EXTERNAL The shingled driveway offers plenty of off road parking and leads to two garages with the possibility of annexe potential and a separate wc. Well manicured gardens which are mainly laid to artificial lawn and paved for ease of maintenance with established shrubs and plants. There is a large decked area and many secluded patio areas to enjoy the sunshine in privacy.

SITUATED The property is situated on a sizeable and fabulous secluded corner location of the The Heights, which is a much sought after location on 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.

PORCH

ENTRANCE HALL

LIVING ROOM 23' 5" x 15' 0" (7.14m x 4.57m)

DINING ROOM 19' 1" x 8' 9" (5.82m x 2.67m)

CONSERVATORY 16' 5" x 11' 8" (5m x 3.56m)

KITCHEN 11' 11" x 11' 10" (3.63m x 3.61m)

UTILITY ROOM

BEDROOM ONE 19' 0" x 11' 10" (5.79m x 3.61m)

BEDROOM TWO 11' 10" x 8' 8" (3.61m x 2.64m)

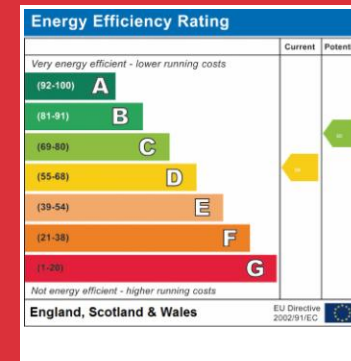
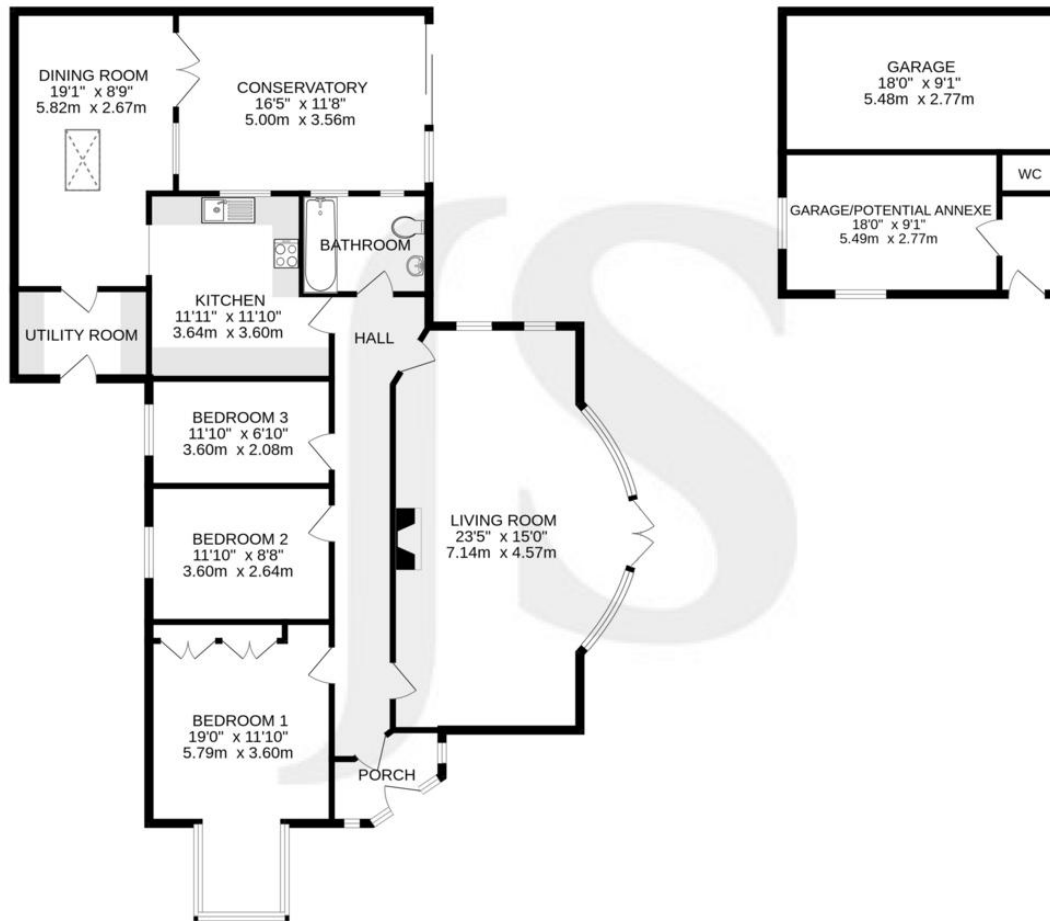
BEDROOM THREE 11' 10" x 6' 10" (3.61m x 2.08m)

BATHROOM/WC

COUNCIL TAX Band E



GROUND FLOOR



Property Details:

Floor Area: 1,216 sq ft (113 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.