



Hollingbury Gardens | Findon Valley | Worthing | BN14 0EB

Guide Price **£450,000**





We would love to present this spacious detached bungalow in need of modernisation, the property has been extended so boasts a 35ft lounge/dining room, two bedrooms, conservatory, kitchen, bathroom and separate wc. Good sized West facing rear garden, garage and off road parking. The property is being sold chain free.



Key features:

- Detached Bungalow
- Two Bedrooms
- Extended 35ft Lounge/Dining Room
- Kitchen
- Bathroom & Separate WC
- Conservatory
- Garage & Off Road Parking
- Good Sized Rear Garden
- In Need of Modernisation
- Chain Free

 2 Bedrooms

 1 Bathroom

 2 Living Rooms

INTERNAL Porch leading into the hallway. The dual aspect lounge/dining room has been extended to offer such a large room and has views over the rear garden, door leading to the conservatory which leads outside. The kitchen is in need of repair and has a back door leading to the lean too with access to the front and rear of the property. Bedrooms one and two are both double rooms with fitted wardrobes. Bathroom and separate wc.

EXTERNAL Off road parking for several vehicles and leading to the garage which has an up and over door and workshop attached at the rear, personal integral door from the dining area. The front garden is laid to paving with shrub borders. Good sized West facing rear garden with paved patio area and the rest mainly laid to lawn with a good selection of shrubs and flowers, also a good sized wooden workshop and shed.

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 shops, restaurants and pubs in Findon Valley and Village. Vale primary school catchment area. Access to the A24 and A27. Worthing town centre, seafront and railway station are approximately 2.5 miles away.

PORCH

ENTRANCE HALL

LOUNGE 17' 11" x 17' 1" (5.46m x 5.21m)

DINING AREA 17' 10" x 12' 0" (5.44m x 3.66m)

CONSERVATORY 12' 8" x 9' 7" (3.86m x 2.92m)

KITCHEN 13' 7" x 10' 3" (4.14m x 3.12m)

BEDROOM ONE 15' 11" x 11' 11" (4.85m x 3.63m)

BEDROOM TWO 12' 0" x 11' 0" (3.66m x 3.35m)

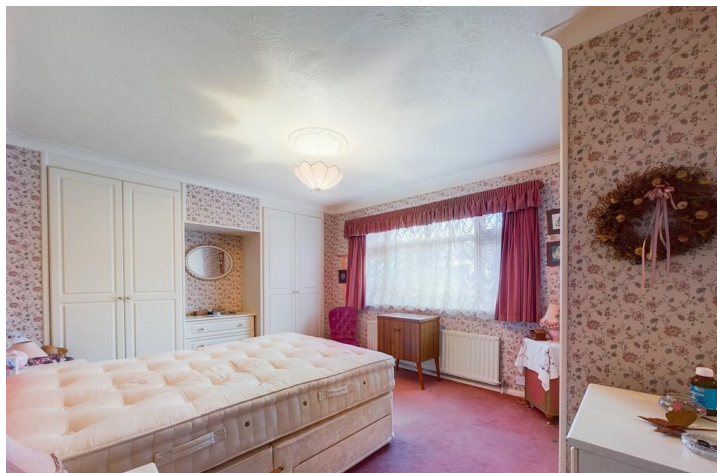
BATHROOM

SEPARATE WC

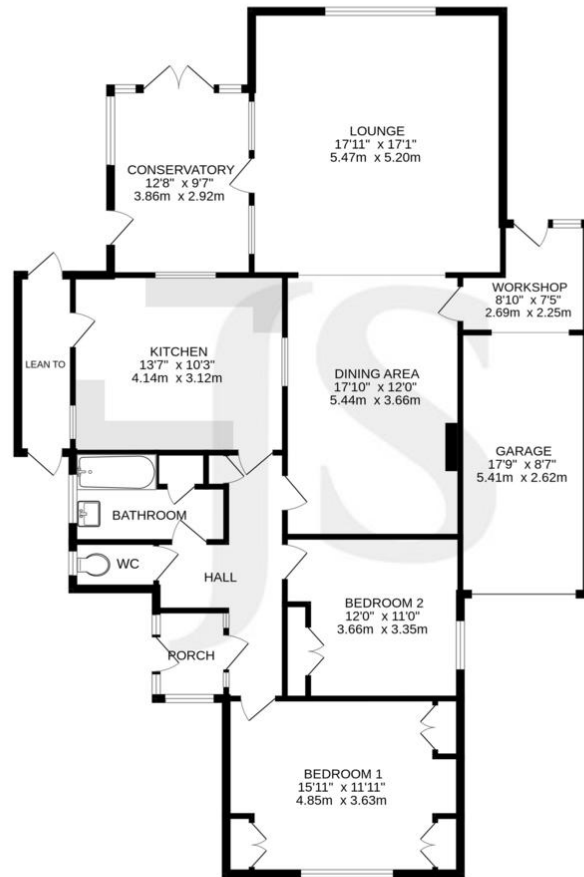
GARAGE 17' 9" x 8' 7" (5.41m x 2.62m)

WORKSHOP 8' 10" x 7' 5" (2.69m x 2.26m)

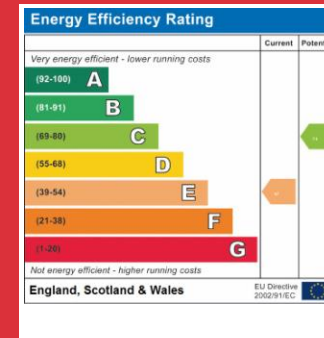
COUNCIL TAX Band E - Worthing Borough Council



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: (107m²) – 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 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.