



Parham Close | Findon Valley | Worthing | BN14 0BP  
Guide Price £525,000





Nestled in a peaceful close with only two properties, this spacious and versatile detached bungalow offers a wonderful combination of privacy and convenience. The property is just a short walk from The Gallops a lovely green space, perfect for enjoying woodland walks and outdoor activities. The property also boasts three double bedrooms and study/bedroom four, lounge/diner with garden views, modern kitchen/breakfast, en-suite to main bedroom, bathroom and separate wc. South facing garden, off road parking and garage. Being sold chain free.





## Key Features

- Detached Bungalow
- Three Double Bedrooms
- Modern Kitchen/Breakfast Room
- Lounge/Diner
- Study/Bedroom Four
- Bathroom & Separate wc
- Garage & Off Road Parking
- South Facing Garden
- Chain Free
- Downland Walks Nearby



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

The entrance hall provides plenty of storage, with cloak, airing, and boiler cupboards. The lounge/diner benefits from a dual aspect, flooding the space with natural light and offering beautiful views over the garden. Sliding doors lead directly outside, creating a seamless connection to the south-facing rear garden. The modern kitchen/breakfast room is well-appointed with a range of base and wall units, integral mid-level double ovens, and an integrated dishwasher. There's also space for a fridge/freezer and washing machine, as well as a breakfast bar seating area and convenient back door access. The main bedroom is a spacious double room, also enjoying a dual aspect with stunning views of Cissbury Ring. It features fitted wardrobes and a modern en-suite shower room/wc. Both bedroom two and bedroom three are double rooms with built in storage, while the study could serve as a fourth bedroom if needed. A family bathroom with a wash hand basin and a separate wc complete the interior.

### EXTERNAL

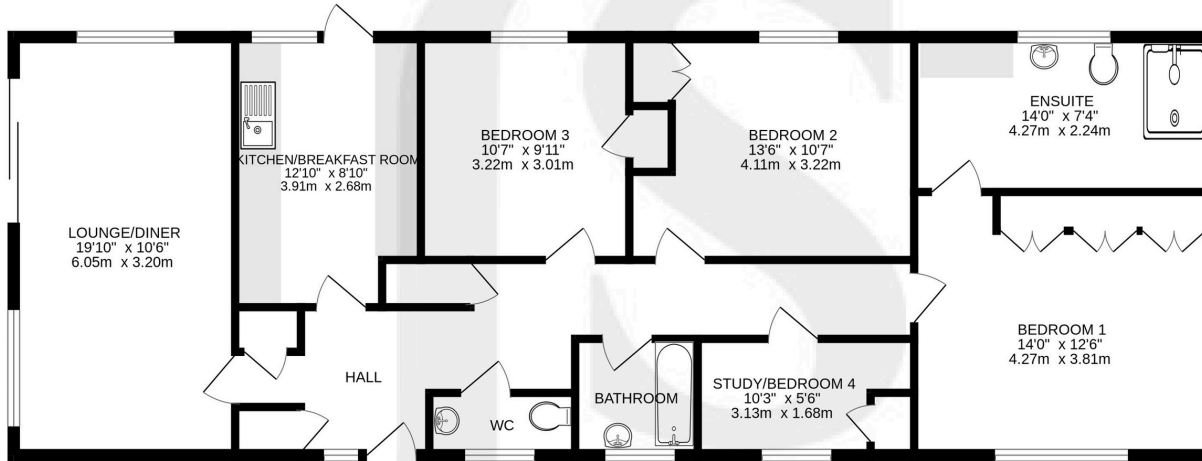
The block-paved driveway provides ample off-road parking and leads to the garage, with additional gated access to the rear garden. The secluded south facing garden is mainly laid to lawn, with an array of shrubs and flowers, and a summer house tucked away at the rear. The raised patio area provides a perfect spot to relax and enjoy stunning views of Cissbury Ring.

### LOCATION

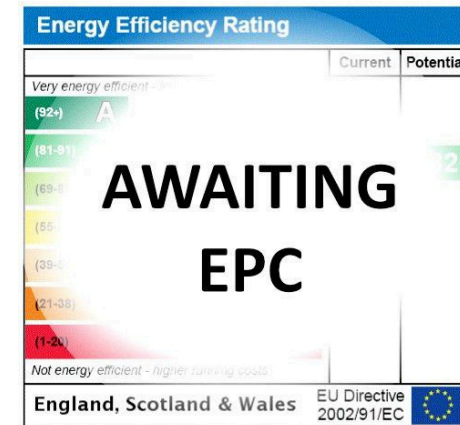
Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and travellers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.



## 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



## Property Details:

Floor area (as quoted by 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.