



Hill View Road | Findon Valley | BN14 0BX
Offers Over **£450,000**





This well presented two double bedroom bungalow boasts a south/westerly-facing rear garden and stunning views over Cissbury Ring. The property features a spacious lounge, a modern kitchen that opens into a sociable dining area, a shower room, and a separate WC. Additional highlights include a double-length garage, off-road parking making it an ideal home for comfortable and scenic living.



Key Features

- Detached Bungalow
- Two Bedrooms
- Spacious Lounge
- Dining Area
- Kitchen & Dining Area
- Well Presented
- Shower Room & WC
- Front & Rear Gardens
- Off Road Parking
- Double Length Garage



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

This well-presented home offers a welcoming and functional layout, starting with a spacious dual-aspect lounge featuring French doors that open to the rear garden. The modern kitchen is equipped with a range of units and integrated appliances, including an oven, hob, microwave, fridge/freezer, washing machine, and dishwasher. An open-plan connection to the dining area creates a sociable space perfect for entertaining, with a door providing access to the outside and the garage.

The property includes two double bedrooms, both enjoying views of Cissbury Ring, with bedroom one featuring fitted wardrobes. The shower room is fitted with a corner shower and wash hand basin, with a separate WC for added convenience.

EXTERNAL

The property boasts a charming wall and hedgerow-enclosed front garden, laid to lawn and adorned with vibrant shrubs and flowers. A private driveway provides off-road parking and leads to a double-length garage with a newly fitted flat roof, ample natural light from four windows, and an integral personal door connecting to the property.

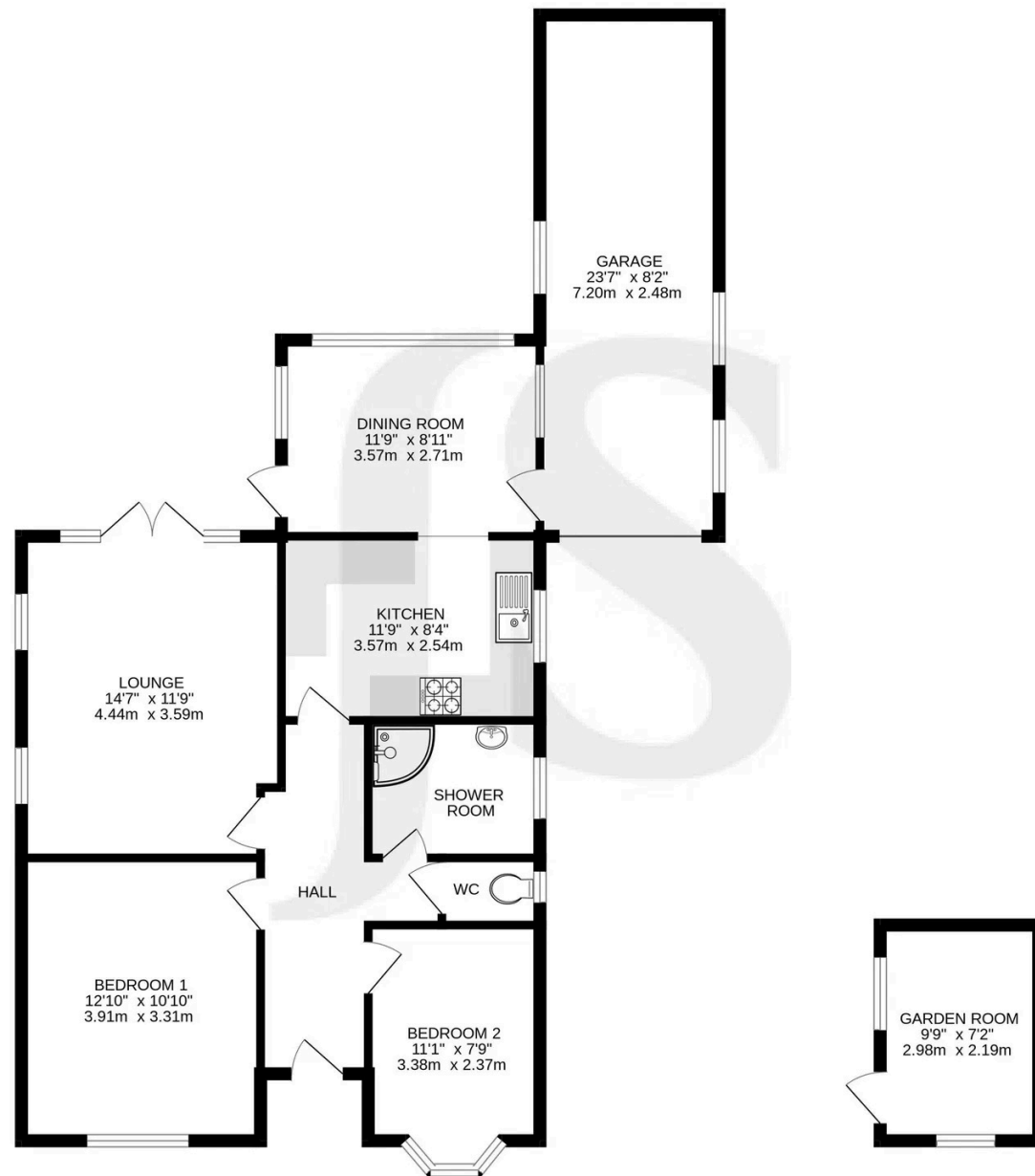
The south/westerly rear garden offers views over Cissbury Ring and is beautifully designed with a decked patio area, a lawn bordered by mature shrubs and flowers, and additional features including a timber shed, greenhouse, and an allotment area. A standout feature is the garden room, complete with double-glazed windows and doors, as well as power and lighting, creating a versatile outdoor retreat.

SITUATED

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
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.
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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC 926 SqFt

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.