



Limetree Avenue | Findon Valley | BN14 0DP  
Guide Price **£700,000**



Charming and versatile, this detached chalet bungalow is nestled in the sought-after Findon Valley and is offered chain free. Boasting four bedrooms, spacious reception rooms, and a stunning large rear garden, this home provides an excellent blend of comfort and functionality, ideal for families or those seeking generous living space in a peaceful setting.



## Key Features

- Detached Chalet Bungalow
- Four Bedrooms
- Good Sized Kitchen
- Ground Floor WC
- Versatile & Spacious
- Solar Panels
- Chain Free
- Large Rear Garden
- Spacious Lounge & Dining Room
- Garage & Off Road Parking



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

This charming property boasts a welcoming porch leading into a spacious entrance hall featuring a cosy brick fireplace, offering access to all principal rooms. The expansive living room benefits from a dual aspect with views of the front garden and High Salvington, complemented by a feature fireplace. Double doors open into an extended dining room with stunning rear garden views and sliding doors for outdoor access. The well-equipped kitchen features a range of matching units, integral double ovens and space for essential appliances. The inner hall provides access to a convenient WC and the outdoors. The ground floor includes two double bedrooms: the main bedroom with a bay window, fitted wardrobes, a corner shower, and a wash hand basin, and the second bedroom with fitted wardrobes, sink and rear garden views.

Upstairs, there are two further bedrooms and a family bathroom/WC which has eaves storage and airing cupboard. Bedroom three boasts ample fitted wardrobes, while bedroom four offers access to a generous eaves storage space. The upstairs has potential to extend further with generous eaves storage areas (STPP).

This delightful home combines comfort, practicality, and beautiful garden views.

### EXTERNAL

Externally, the property features a walled front garden with a well-maintained lawn, complemented by attractive shrub and flower borders. A block-paved driveway provides ample parking and leads to a larger-than-average garage, with convenient side access to the rear. The expansive rear garden offers a spacious lawn, a pond and patio area perfect for outdoor entertaining, and an allotment at the rear complete with a greenhouse and a variety of mature shrubs, creating a private and versatile outdoor space. For storage needs two sheds either side of the property and a brick built store. Solar panels are fitted to the side and rear of the property.

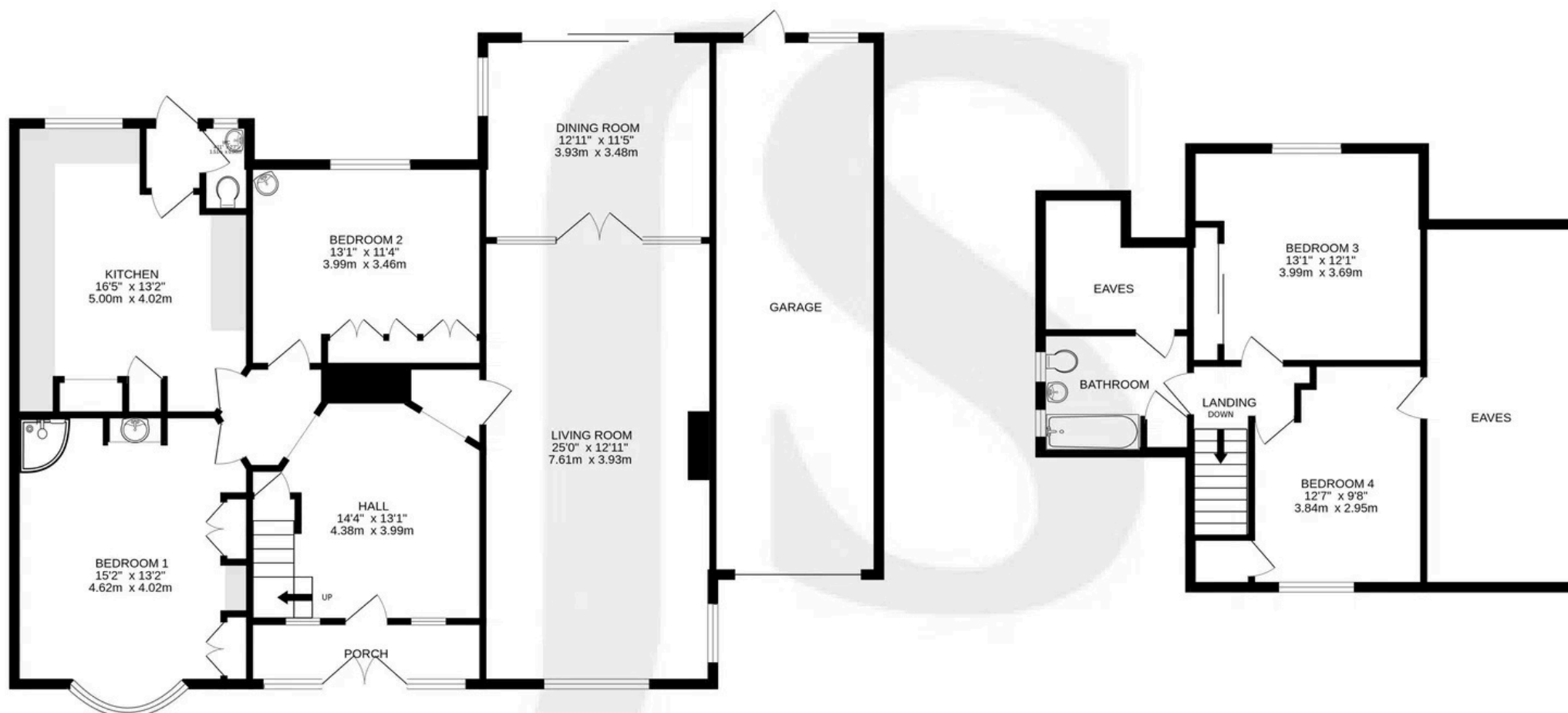
### SITUATED

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 travelers, 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

1ST 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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1098 SqFt

Tenure: Freehold

Council tax band: F

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.