



Hollingbury Gardens | Findon Valley | BN14 0EF  
Offers Over **£500,000**





This detached bungalow features an open-plan living room with a log burner, a well-appointed kitchen/dining area with garden views, three double bedrooms and modern shower room. Spacious front and rear gardens along with ample off road parking, being sold chain free.



## Key Features

- Detached Bungalow
- Three Double Bedrooms
- Open Plan Living Room
- Kitchen/Dining Area
- Well Presented
- Modern Shower Room/WC
- Ample Off Road Parking
- Garage/Store
- Close to Shops & Countryside Walks



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

This charming home welcomes you through a porch into a bright entrance hall. The stunning open-plan living room, featuring a log burner and dual aspect windows, is the heart of the home, flowing seamlessly into the well-appointed kitchen/dining area. Overlooking the rear garden, the kitchen boasts a good range of units with solid wood worktops over, the island return has space for bar seating and integrated appliances are mid level ovens, microwave, gas hob and space for a fridge/freezer. The dining area has space for table and chairs, French doors to the rear garden and a ceiling lantern.

Three double bedrooms are thoughtfully positioned alongside a modern shower room, ensuring a perfect balance between living and sleeping spaces.

### EXTERNAL

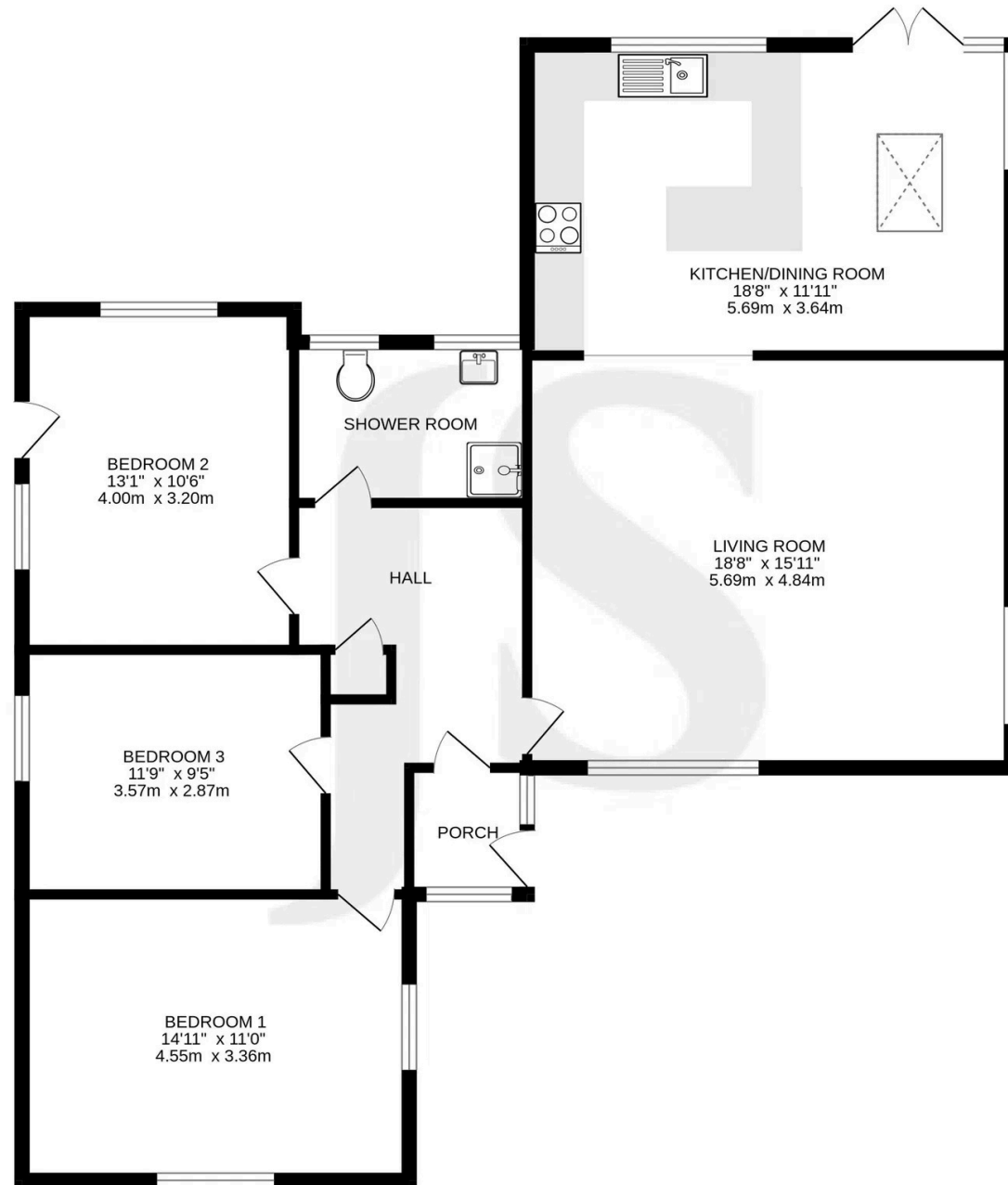
The property boasts a generous front garden with lawned area, shrub and flower borders and ample off-road parking leading to a half-sized garage, ideal for storage. The spacious rear garden is mainly laid to lawn, featuring a patio perfect for entertaining, a variety of shrubs and flowers, a shed, and a dedicated vegetable plot.

### SITUATED

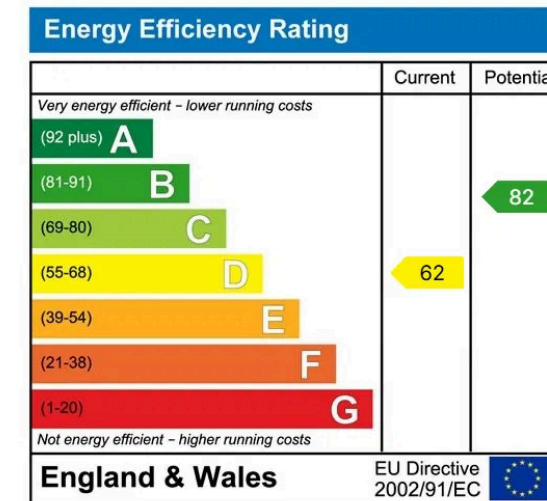
Hollingbury Gardens is a favoured area of Findon Valley which is nestled at the foot of the South Downs National Park, close to Cissbury Ring and The Gallops which offers fabulous scenic walks. Great location for families being in the Vale School catchment area and high schools within a few miles away. Doctors surgery and a good selection of shops, restaurants and pubs in Findon Valley and Findon Village. The nearest railway station is West Worthing which is 2.3 miles away. Bus routes run along the main road and easy access to A24 and A27. Findon Valley offers the perfect balance of rural tranquility and urban convenience. Whether enjoying leisurely walks in the South Downs or accessing essential services in the local area, residents of this charming community enjoy a lifestyle enriched by nature, education and accessibility.



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 as quoted by 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.