



The Heights | Findon Valley | BN14 0AJ
Guide Price **£595,000**



A beautifully presented detached bungalow with a dual aspect lounge/diner, conservatory, modern kitchen and two double bedrooms. Featuring a south facing rear garden, off-road parking, garage and rear access to Worthing Golf Course and The South Downs National Park.



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Good Sized Lounge/Diner
- Large Conservatory
- South Facing Garden
- Beautifully Presented
- Garage
- Ample Off Road Parking
- Rear Access To Worthing Golf Course
- Close to Walks on The South Downs National Park



2 Bedrooms



1 Bathrooms



2 Reception Rooms

INTERNAL

This charming home welcomes you through an entrance hall, complete with an airing cupboard and access to the loft space, where the boiler is located. The spacious lounge/diner enjoys a dual aspect, flooding the room with natural light and offering stunning views of the south-facing rear garden. French doors open onto a sun deck, perfect for enjoying outdoor moments. The dining area comfortably accommodates a table and chairs and also benefits from French doors leading to a large conservatory, offering additional views over the gardens. The modern kitchen is fitted with a matching range of base and wall units, with a door providing side access to the property.

Bedroom one is a generously sized double, featuring a dual aspect and French doors opening into the conservatory. Bedroom two, also a double, overlooks the front of the property. The modern bathroom is equipped with a panelled bath, shower over, WC, and wash hand basin.

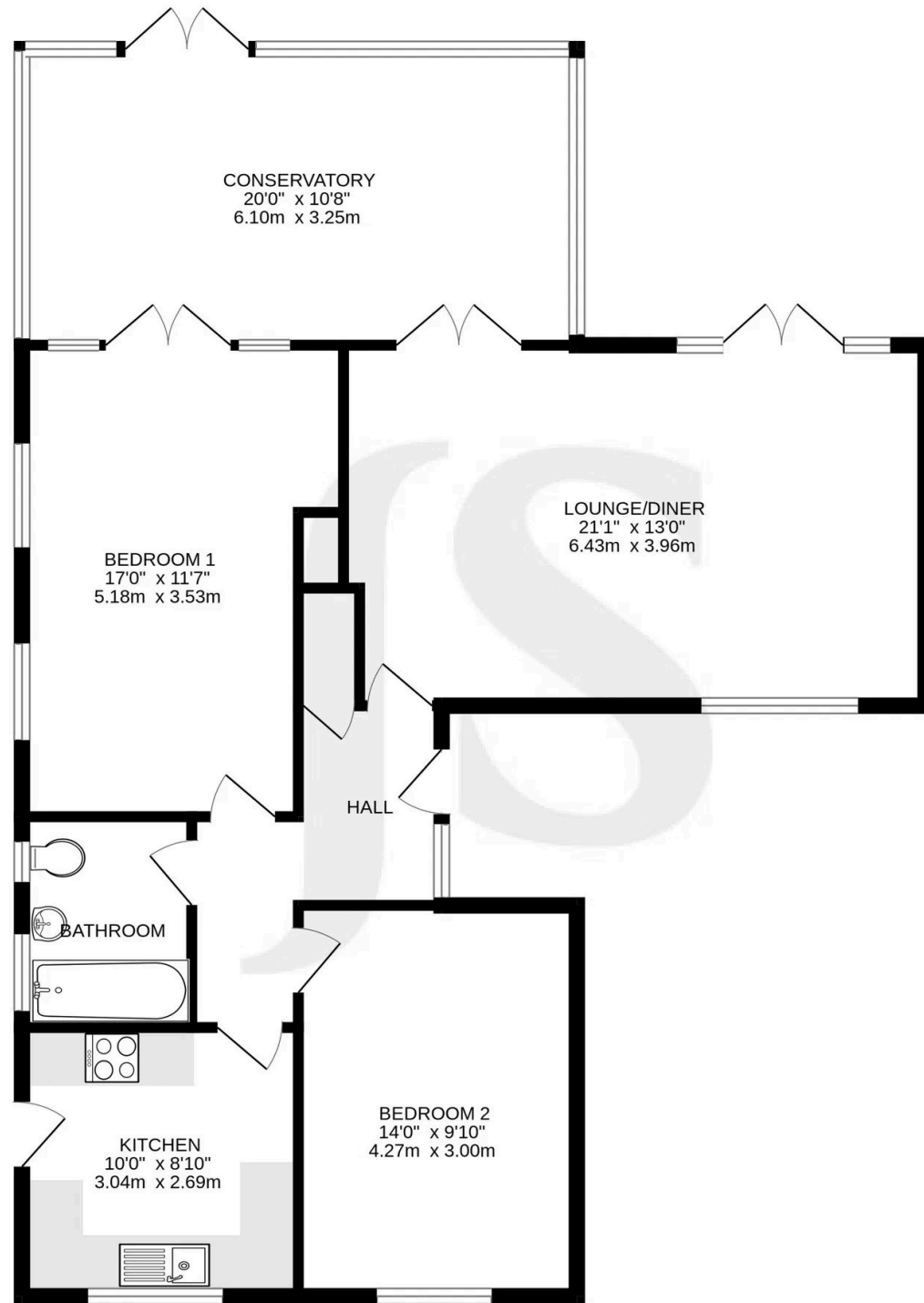
EXTERNAL

To the front, there is ample off-road parking with access to the garage, alongside a lawned front garden with mature shrubs adding to the home's curb appeal. A particularly special feature of the property is the south-facing rear garden. This delightful space is predominantly laid to lawn with flower and shrub borders, a raised sun deck, and gated access to the front of the property. At the rear of the garden, a gate leads to a pathway offering access to Worthing Golf Course and the stunning South Downs National Park, perfect for those who enjoy outdoor activities and scenic views.

SITUATED

The Heights 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(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:

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.