



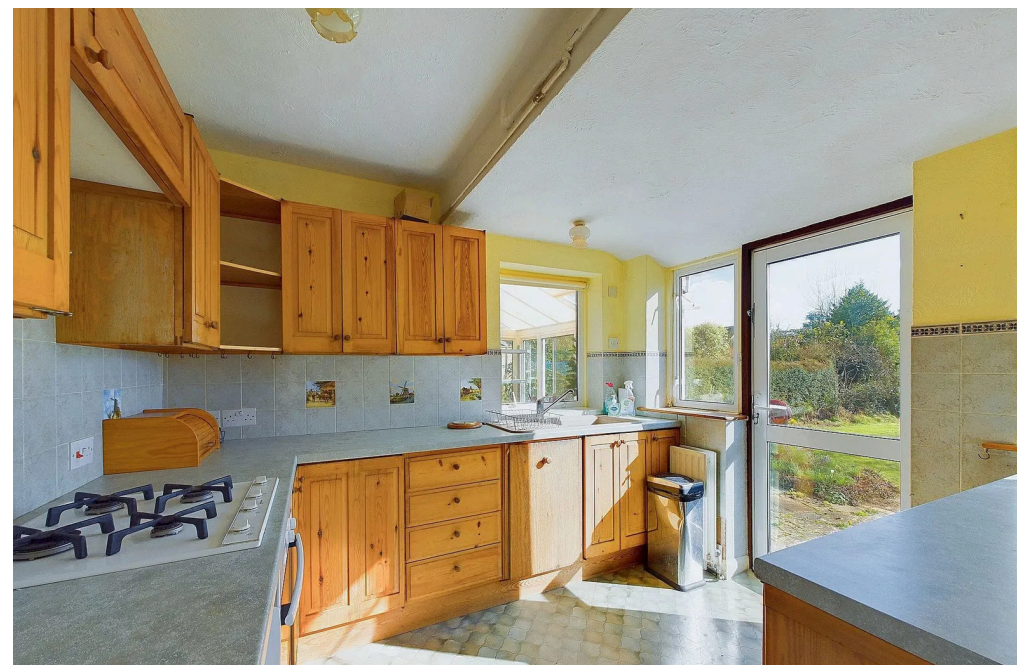
Cissbury Avenue | Findon Valley | BN14 0DN  
Guide Price **£425,000**







A rare opportunity to purchase a detached house in Findon Valley with three double bedrooms and large South facing rear garden. Being sold chain free.





# Key Features

- Detached House
- Large South Facing Rear Garden
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Ground Floor W.C
- Off Road Parking & Garage
- Chain Free
- Walking Distance to Shops
- Vale School Catchment Area



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

This well-proportioned 1930s detached home offers fantastic potential and generous living space. While the property requires updating, it presents a wonderful opportunity to create your dream home. A central hallway provides access to all main rooms, including a spacious 21' dual-aspect lounge that opens into a bright and sunny conservatory. On the opposite side of the hall, a dual-aspect kitchen/diner overlooks the gardens, providing a great space for family gatherings and further potential for extension. Additionally, there is a versatile reception room, ideal as a playroom or home office, along with the convenience of a ground-floor W.C. Upstairs, the property features three well-sized double bedrooms, with the main bedroom stretching nearly 20' in length—offering excellent scope to add an en-suite. The separate bathroom and W.C. retain a functional fitted suite but would benefit from modernisation.

## EXTERNAL

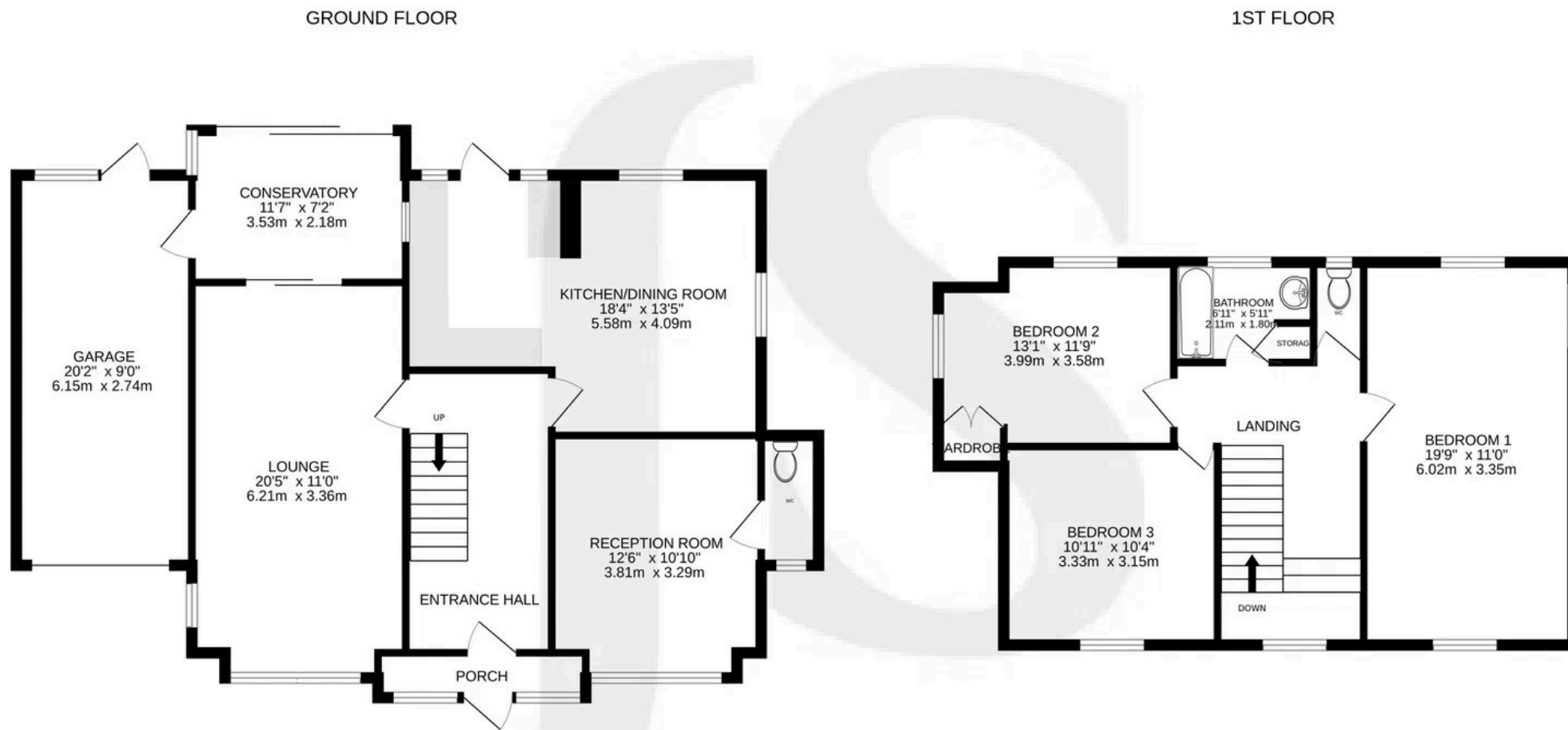
The front garden is primarily paved, providing convenient off-road parking and direct access to the garage. The rear garden is a true highlight, extending approximately 100 feet in length and benefiting from a desirable south-facing orientation. This aspect ensures abundant sunlight throughout the day, creating an ideal environment for a vibrant array of plants and flowers. Years of dedicated care and diverse planting have transformed this space into a colorful garden throughout the summer months.

## 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1302 SqFt

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.