



Shepherds Mead | Findon Valley | Worthing | BN14 0JA  
Guide Price **£525,000**



This charming bungalow in Findon Valley boasts breathtaking countryside views over Cissbury Ring. Featuring a spacious living room, 25ft dining/sitting room, two double bedrooms, kitchen, west-facing secluded garden, garage and driveway, being sold chain free.



## Key Features

- Extended Detached Bungalow
- Two Double Bedrooms
- Stunning Direct Views Over Cissbury Ring
- 25ft Dining/Sitting Room
- Living Room
- Bathroom/WC
- Secondary Separate WC
- West Facing Rear Garden
- Garage & Off Road Parking
- Chain Free



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Before stepping inside this delightful bungalow, take a moment to appreciate the breathtaking front-line views over Cissbury Ring and the surrounding countryside. Nestled in a peaceful and highly sought-after location, this home offers a serene retreat with a stunning natural backdrop.

The spacious entrance hall features two large storage/cloak cupboards and a loft access hatch. The living room is well-proportioned, providing a cosy yet airy space to relax while enjoying those gorgeous countryside views. The extended 25ft dining/sitting room is a standout feature, boasting a triple aspect that floods the space with natural light and offers lovely garden views. The kitchen includes a larder, store cupboards, fitted units, and space for appliances, ensuring both functionality and convenience.

The main bedroom is a generous double, once again benefiting from uninterrupted countryside views, while the second bedroom overlooks the tranquil rear garden. A bathroom/WC and an additional separate WC complete the accommodation.

## EXTERNAL

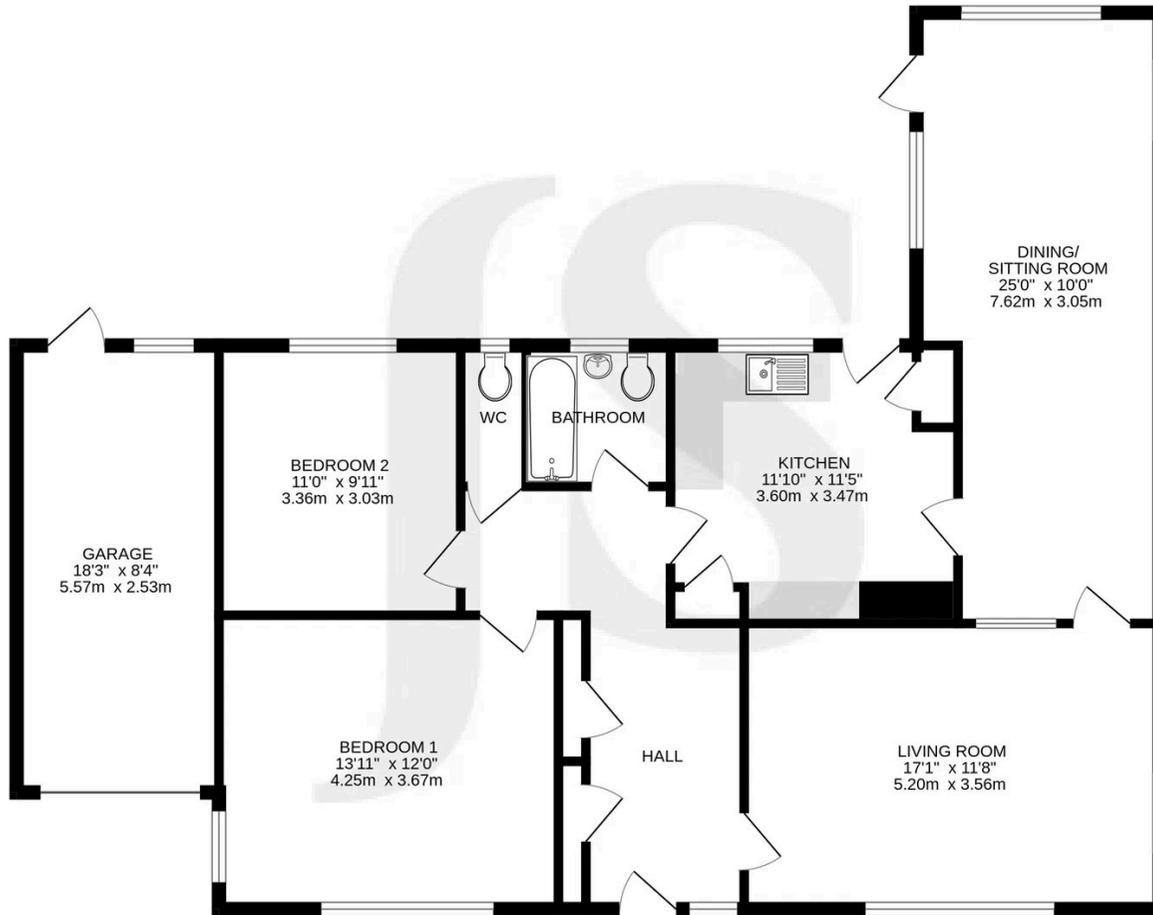
The property has a low-maintenance front lawn and a private driveway providing off-road parking, leading to a garage with a personal door to the rear garden. The west-facing rear garden is a secluded haven, featuring a lawned area, shrub borders, and a patio, perfect for outdoor relaxation and entertaining. Side access provides easy connection to the front of the property.

## LOCATION

Shepherds Mead is one of the most desirable roads in Findon Valley, located on the east side, nestled at the foot of the South Downs and directly opposite Cissbury Ring, a National Trust site offering picturesque walks and panoramic views.

Findon Valley and nearby Findon Village provide a range of amenities, including doctors' surgeries, shops, restaurants, and pubs, ensuring everything you need is within easy reach. For commuters, West Worthing railway station is just 2.3 miles away, offering excellent regional and national connections. Regular bus routes run along the main road, and there is easy access to major roadways, including the A24 and A27, making travel convenient in all directions. This charming home is a rare opportunity to enjoy a peaceful countryside setting while remaining well-connected to local amenities and transport links.





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>		79
(55-68) <b>D</b>	55	
(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: 1066 sq ft)

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.