



The Heights | Findon Valley | BN14 0AW  
Guide price **£550,000**



Set in a peaceful cul-de-sac with the South Downs and Worthing Golf Course behind, this spacious detached bungalow offers two double bedrooms, a triple-aspect lounge/diner, extended kitchen/breakfast room, utility, and two bathrooms. With mature south-facing gardens, garage, and ample parking, it combines comfort, space, and a tranquil setting.



# Key Features

- Extended Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility Room & Shower Room/WC
- Jack & Jill Shower Room/En-Suite/WC
- South Facing Rear Garden
- Garage
- Off Road Parking
- Cul-De-Sac Location



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

This spacious and well-presented bungalow offers comfortable and flexible living throughout.

The generous entrance hall leads to a triple-aspect lounge/diner, filled with natural light and enjoying lovely garden views. Sliding doors open onto the rear garden, and there is ample space for both dining and lounge furniture, making it ideal for entertaining or relaxing.

The extended kitchen/breakfast room is well-equipped with a good range of matching units, space for appliances, and room for a table and chairs. French doors provide a seamless connection to the garden.

A handy utility room houses additional appliances and gives access to a shower room with WC.

The main bedroom is a spacious double with fitted wardrobes and direct access to a 'Jack & Jill' bathroom, with access from the hallway also. The second bedroom is also a double with fitted wardrobes.

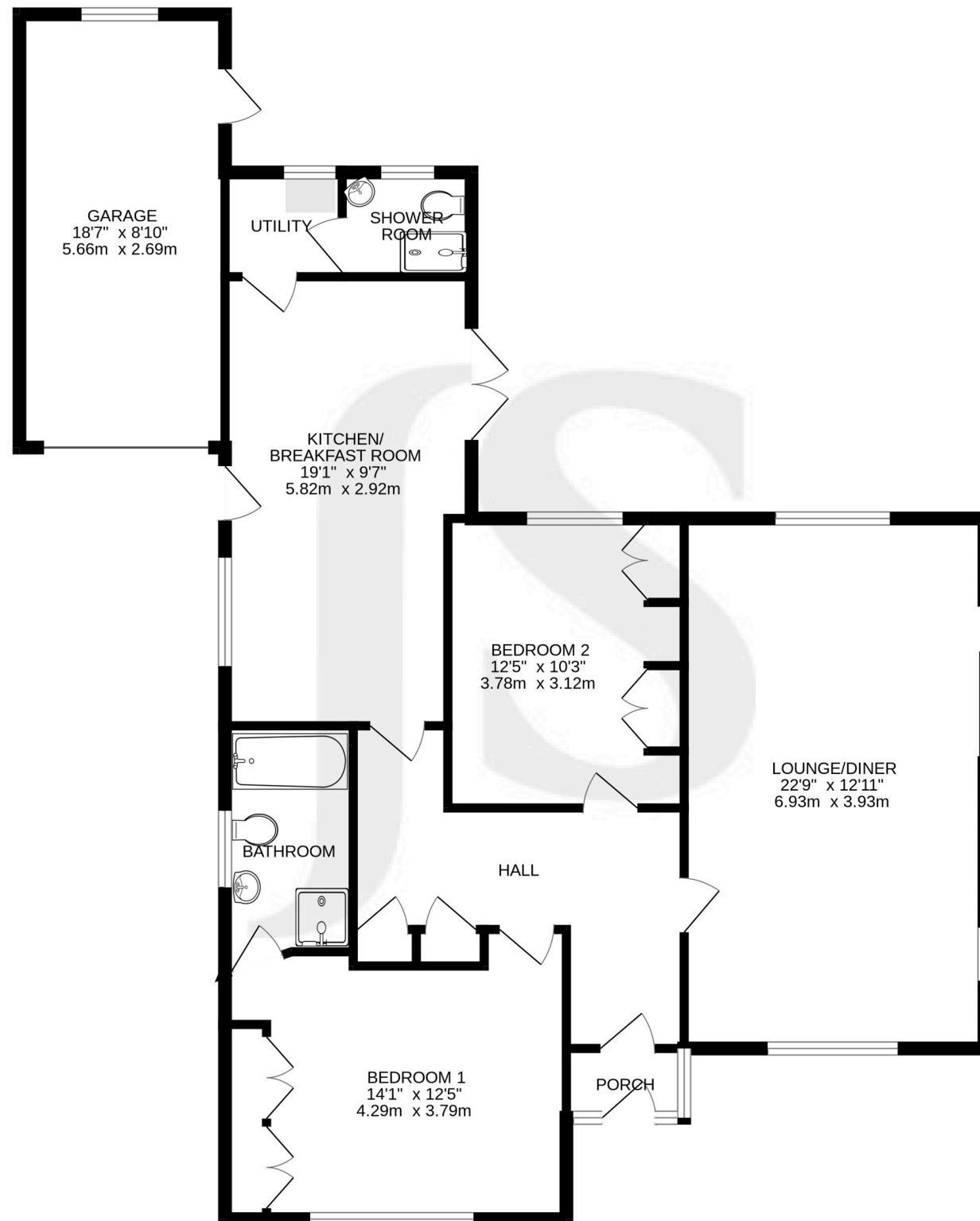
## EXTERNAL

Located at the end of a quiet cul-de-sac, the property enjoys a private position backing onto the South Downs National Park and Worthing Golf Course, offering a peaceful and scenic backdrop. A block-paved driveway provides ample parking and leads to the garage. The well-maintained mature gardens wrap around the side and rear of the home and benefit from a southerly aspect, featuring lawned areas, colourful shrub borders, and a patio—a perfect outdoor retreat for relaxation or entertaining. This is a rare opportunity to acquire a home in such a sought-after and tranquil setting, ideal for those seeking space, privacy, and a connection to nature.

## SITUATED

Situated in 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 tranquillity 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.





## 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.