



Parham Road | Findon Valley | BN14 0BN  
Guide Price **£459,950**





Spacious three bedroom home in Findon Valley with west facing rear garden and stunning views over Cissbury Ring. This flexible property has a modern kitchen, bright conservatory/dining room, lounge which opens into a dining or work space. Ground floor bedroom & bathroom, two upstairs bedrooms & shower room. Close to shops, Cissbury Ring & in the Vale School catchment area.





## Key Features

- Semi-Detached Chalet Bungalow
- Three Bedrooms
- Good Sized Lounge & Dining Area
- Contemporary Fitted Kitchen
- Ground Floor Modern Bathroom
- First Floor Shower Room
- 18ft Conservatory
- Off Road Parking
- West Facing Rear Garden
- Countryside Views



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

This well-proportioned lounge enjoys beautiful countryside views and flows seamlessly into the adjoining dining room, where stairs lead to the first floor. The kitchen boasts a contemporary design and features a range of matching wall and base units, fitted work surfaces, an integrated fridge/freezer, slimline dishwasher, eye-level double oven and grill, induction hob with splash back and extractor hood, as well as space and plumbing for a washing machine. An inset sink and drainer with mixer tap and water filter complete the kitchen. At the rear, the conservatory spans the width of the property, offering additional seating and dining areas with views over the garden.

The ground floor also includes a bathroom fitted with a bath and shower over, wall-mounted wash basin, and WC. A ground floor double bedroom features built-in wardrobes for convenient storage. Upstairs, there are two further bedrooms and a stylish modern shower room equipped with a corner shower cubicle, vanity wash basin with storage, and a WC.

### EXTERNAL

The property benefits from off-road parking at the front, bordered by mature shrubs and a shared driveway. The west-facing rear garden has stunning views over Cissbury Ring, this generously sized garden is thoughtfully arranged into tiered sections, including lawned, decked, and patio areas. A timber shed with power supply and you have gated side access.

### 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.

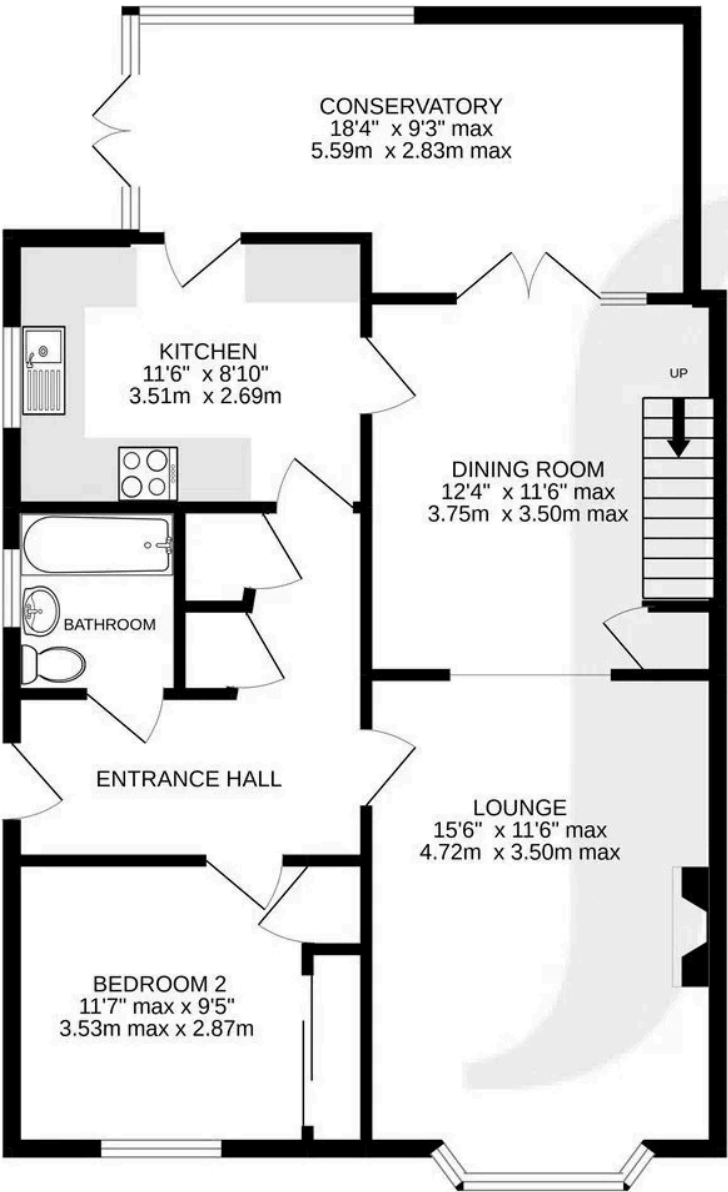
For commuters and travellers, the property benefits from excellent transport links nearby, along with well-regarded local schooling, including being within the Vale School catchment area. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.



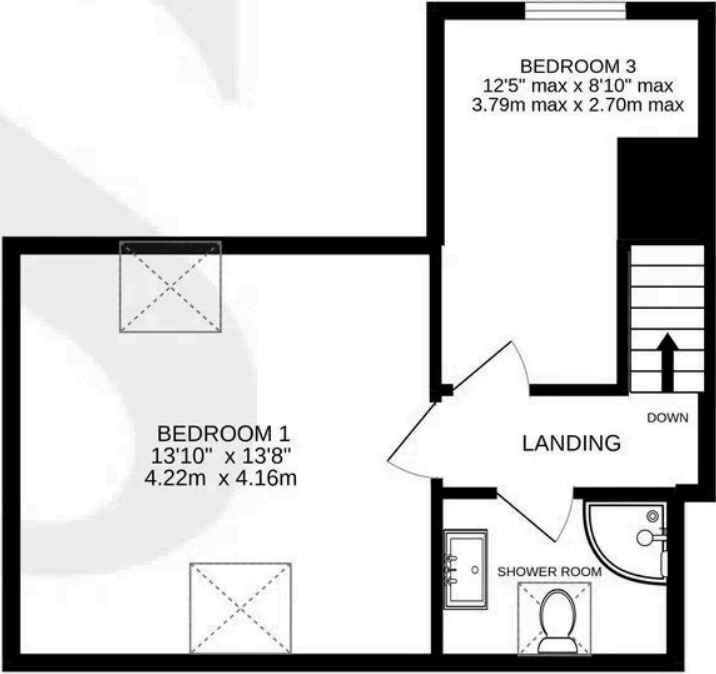
To book a viewing contact us on: 01903 873999 | [findon@jacobs-steel.co.uk](mailto:findon@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



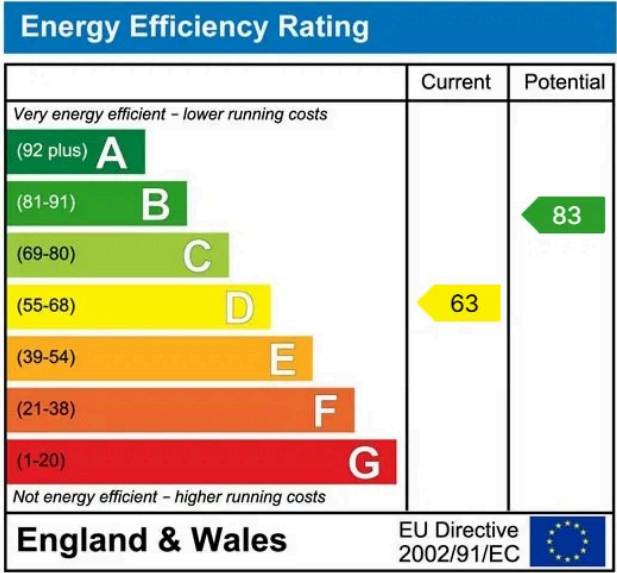
GROUND FLOOR



1ST 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: 883 sqft

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.