



Cissbury Gardens | Findon Valley | BN14 0DZ  
Guide Price **£725,000**





Beautifully presented and deceptively spacious detached chalet bungalow, offering versatile living with four double bedrooms, two bathrooms, and a bright open-plan layout. Highlights include a dual-aspect living room with bi-fold doors, modern kitchen/diner, conservatory, and ground floor bedrooms including a stylish shower room. The large west-facing garden features a patio, home office and storage shed. With off-road parking, an integral garage, and a peaceful setting.





# Key Features

- Stunning Detached Chalet Bungalow
- Four Bedrooms
- Spacious Living Room
- Open Plan Kitchen/Diner
- Conservatory
- Shower Room & Bathroom
- West Facing Rear Garden
- Integral Garage
- Off Road Parking
- Beautifully Presented



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Upon entering, a wide and welcoming entrance hall sets the tone with its sense of space and light. The generous living room enjoys a bright dual aspect and features sleek bi-folding doors that open onto the west-facing garden—perfect for indoor-outdoor living. This space flows effortlessly into the open-plan kitchen/dining room, which offers ample room for a large dining table. The contemporary kitchen is both stylish and functional, with a range of integrated appliances including a dishwasher, fridge/freezer, and a built-in larder cupboard for additional storage. A door leads through to a charming conservatory with lovely views over the garden, ideal for relaxing year-round.

A separate utility room provides additional workspace and room for laundry appliances. Also on the ground floor are two double bedrooms, including a spacious bedroom with fitted wardrobes, and a fourth bedroom—ideal as a guest room or study. A modern and luxurious shower room completes this level, featuring twin wash basins, a WC, and a large walk-in double shower. Ascending to the first floor, you'll find the impressive principal bedroom—a bright, expansive space with deep built-in wardrobes and additional eaves storage. Bedroom three is also a double, and there's a well-appointed family bathroom serving this floor.

## EXTERNAL

To the front, the property benefits from a wide block-paved driveway providing ample off-road parking, along with an integral garage fitted with a modern roller shutter door.

The west-facing rear garden is a true highlight—generously sized, private, and thoughtfully landscaped with mature shrubs, colourful flower borders, and a delightful patio area that sits beneath a beautiful magnolia tree. Whether you're enjoying a morning coffee or entertaining guests, this garden offers an idyllic setting.

To the rear of the plot, you'll find a home office with heating—perfect for remote working—as well as a large storage shed. The setting is wonderfully secluded and tranquil, offering the ideal balance between convenience and calm.

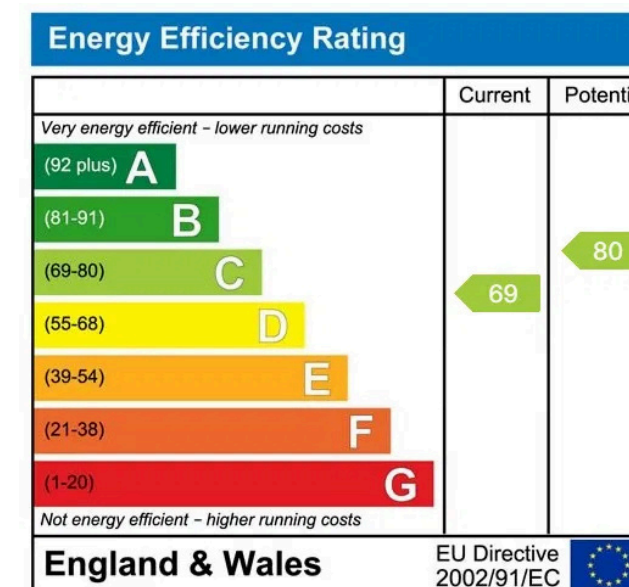
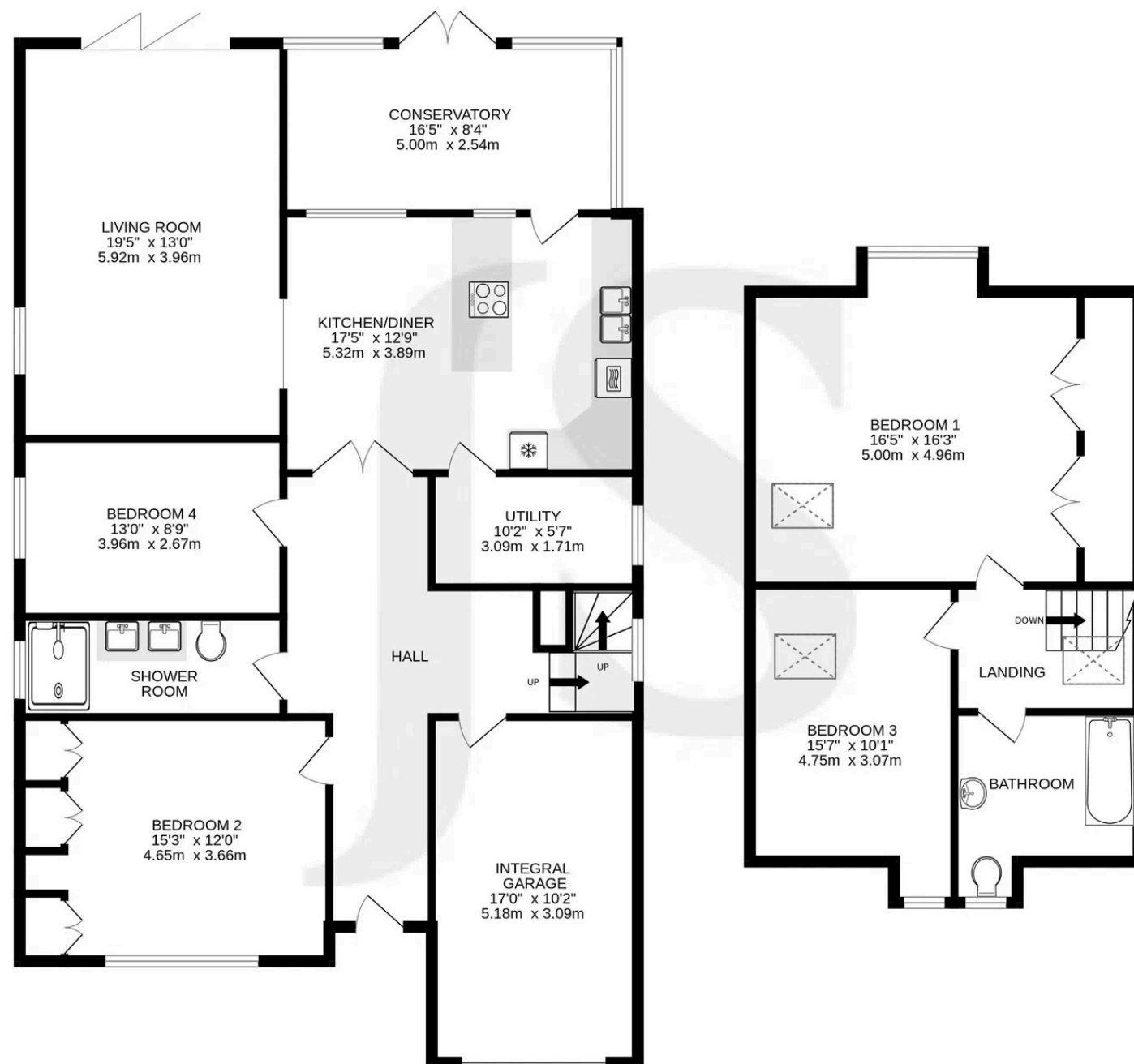
## SITUATED

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.



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## Property Details:

Floor area as quoted by EPC: 1,798 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.