



Findon Road | Findon Valley | BN14 0AU

Guide Price **£400,000**





A vacant and spacious two-bedroom bungalow set back from the road with off-road parking. Features include a dual-aspect lounge/diner, fitted kitchen with storage, sun room, shower room/wc, additional wc, and two storage rooms from the converted garage. The main bedroom offers fitted wardrobes. Front garden is wall-enclosed, while the rear garden is adorned with mature shrubs. Being sold chain free and in need of modernization..





# Key Features

- Detached Bungalow
- Two Bedrooms
- Lounge/ Diner
- Sun Room
- Kitchen
- In Need of Modernisation
- Off Road Parking
- Garage converted to Storage Unit
- Close to Findon Valley Shops
- Chain Free



**2 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

## INTERNAL

Entering through the porch into the entrance hall, this vacant and versatile property offers well-proportioned accommodation throughout. The spacious lounge/diner benefits from a dual aspect, allowing for an abundance of natural light and creating an ideal space for both relaxing and entertaining.

The kitchen includes a selection of fitted units along with two handy storage cupboards, offering scope for modernization and personalization. To the rear, a charming sun room provides additional reception space—perfect as a reading nook, garden room, or informal sitting area.

There are two comfortable bedrooms, with the principal bedroom featuring fitted wardrobes. A shower room includes a WC and wash hand basin, complemented by the convenience of a separate additional WC.

The original garage has been converted to create two separate storage areas, ideal for hobbies, home working, or further utility space.

## EXTERNAL

Set back from the road, the property features a private driveway offering off-road parking and an enclosed front garden bordered by a low wall. To the rear, the garden is planted with mature shrubs.

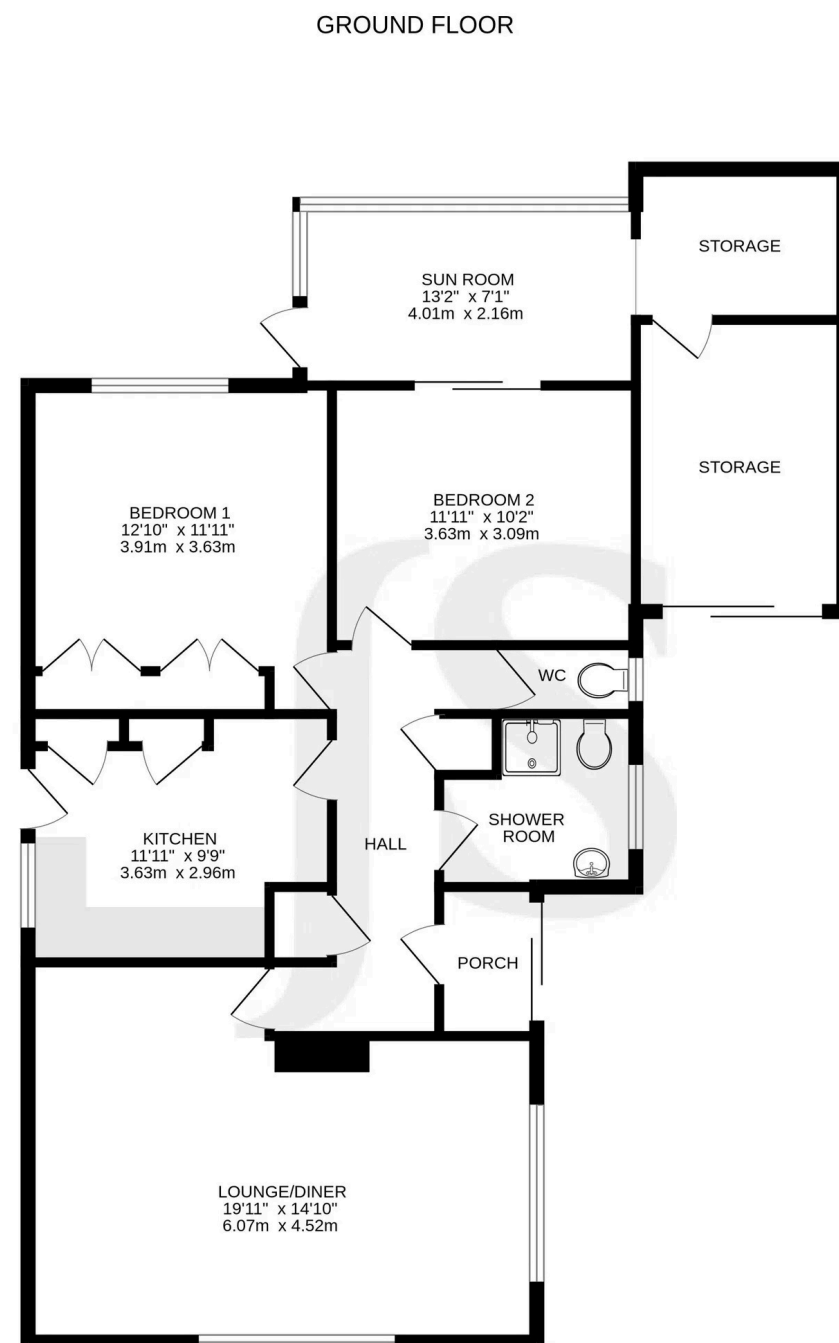
## SITUATED

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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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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: 936 Sq Ft

Tenure: Freehold

Council tax band: D