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## Key Features

- Refurbished three-bedroom semi-detached bungalow in sought-after Findon Valley.
- Stylish modern interiors with a practical, versatile layout.
- Re-fitted kitchen/breakfast room with quality finishes and dining area.
- Bright rear living room with terrace access and garden views.
- Three well-proportioned bedrooms and a contemporary bathroom.
- Potential for loft conversion (STPP).
- Large frontage with extensive parking plus landscaped garden and log cabin.
- Close to South Downs, local shops, excellent schools, and major routes.
- Council Tax Band C
- EPC Rating C

We are delighted to offer to the market this beautifully refurbished three-bedroom semi-detached bungalow, nestled in the highly sought-after Findon Valley. Offering stylish modern living throughout, the property features a generous frontage with extensive off-road parking. Thoughtfully updated, it blends contemporary finishes with a practical and versatile layout, making it an ideal choice for families, downsizers, or purchasers seeking a home with exciting future potential.

### Accommodation

The property features a welcoming entrance hall providing access to all principal rooms, including a superbly re-fitted kitchen/breakfast room with sleek stone worktops, integrated appliances, ample storage, and space for a breakfast table, flowing seamlessly into a dining area ideal for entertaining. The bright and comfortable living room sits at the rear of the home, offering attractive garden views and direct access to the terrace through double doors. There are three well-proportioned bedrooms, suitable for families or adaptable for use as a study or dressing room, along with a contemporary bathroom suite in excellent order. The property also offers further potential, as it lends itself well to a loft conversion (subject to planning permission), providing an opportunity to create additional accommodation if desired.

### Outside

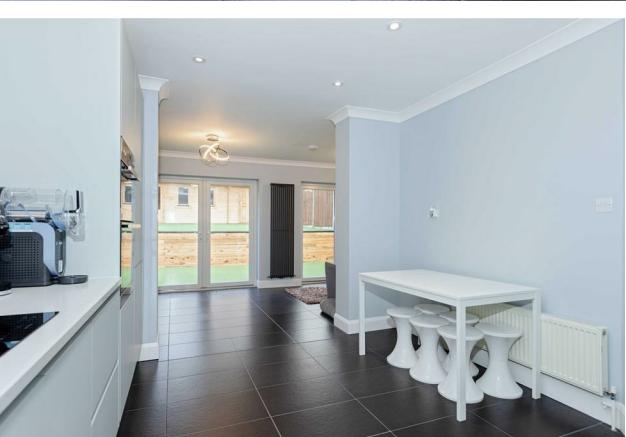
The property benefits from an unusually long and generous frontage, providing substantial off-road parking for multiple vehicles - ideal for families, guests, or those with larger vehicles. To the rear, the beautifully landscaped garden offers both lawned and patio areas, creating an inviting space for outdoor dining and relaxation. At the far end of the garden sits a high-quality log cabin, currently used as a games room, which provides versatile additional space suitable for hobbies, a home gym, office, or studio.

### Location

Situated in the heart of Findon Valley, the property enjoys an enviable position moments from stunning open countryside on the South Downs National Park, including the historic Cissbury Ring, offering endless walking, cycling, and outdoor activities.

### Findon Valley provides:

- Local shops and amenities along the valley parade
- Highly regarded Vale School and other local schooling options
- Quick access to Worthing town centre
- Great commuter links with easy access to the A24, A27 and routes to London



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## Floor Plan Findon Road

Total area: approx. 78.8 sq. metres (848.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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