



Offers In Excess Of
£375,000
 Freehold

Hillview Road, Findon Valley,

- Detached bungalow
- Three bedrooms
- Conservatory
- West facing garden
- Garage and driveway
- EPC rating - D
- Living Room
- Gas Fired Heating/Double Glazing

Robert Luff & Co are delighted to offer for sale this Well presented and Modernised three bedroom detached bungalow situated in Findon Valley with good access to shops, schools, bus routes and views of Cissbury Ring from some rooms. The property has living room, conservatory, newly fitted kitchen, shower room, garage and driveway. There is a West facing rear garden. Viewing is essential.

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 Luff & Co**
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Accommodation

Newly fitted composite front door with obscured double glazed insert window.

Entrance Hall

Double glazed window, radiator, tiled floor, access hatch to loft space with ladder, electric meter and circuit board fuse box, new kardean flooring

Living Room 14'11" x 9'10" (4.56 x 3.01)

Wall mounted fire, radiator, TV point, four wall light points, new kardean flooring, double glazed double opening doors to,

Conservatory 11'1" x 9'3" (3.38 x 2.83)

Brick and double glazed construction, tiled floor, new kardean flooring, new blinds, radiator.

Newly Fitted Kitchen 11'11" x 7'10" (3.64 x 2.4)

Measurements to include built in units. Matching range of floor and wall units with Quartz work surfaces. One and a half single drainer sink unit, built in oven, induction hob and extractor hood over, built in washing machine, fridge /freezer, slimline dishwasher, radiator, new kardean flooring, part tiled walls, obscured double glazed window to side and further double glazed window and door overlooking and onto the rear garden.

Bedroom One 13'1" x 9'10" (3.99 x 3.01)

New carpets, radiator, double glazed window, views over the roof tops of Findon valley to Cissbury Ring.

Bedroom Two 8'10" x 7'11" (2.7 x 2.42)

Measurements to include built in wardrobes, radiator, new carpets, double glazed window.

Bedroom Three 9'0" x 7'10" (2.76 x 2.41)

Double glazed window, radiator, new carpet, views over the roof tops of Findon valley to Cissbury Ring

Shower/W.C.

Corner shower cubicle, low-level w.c, wash hand basin, tiled floor, part tiled walls, obscured double glazed window, heated towel rail, new kardean flooring.

Front Garden

Laid to lawn and shingle to provide off road parking and also leading to

Garage

with roller door

West Facing Rear Garden

Laid to lawn, patio, shed, side access gate, enclosed by panel fencing.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	6787
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(92 plus) A	6586
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	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.