

## Downside Avenue, Worthing, BN14 0EU

Asking Price £350,000

This two bedroom bungalow on Downside Avenue offers spacious and versatile accommodation with plenty of scope for personalisation. The layout includes a bright living room with feature bay window, a well-proportioned kitchen/breakfast room, and a practical lean-to utility space. Both bedrooms are generously sized, with the rear bedroom measuring over 15 feet and enjoying a pleasant outlook. A central hall leads to a shower room, completing the internal layout. With an approximate floor area of 706 sq ft, the property provides comfortable proportions and character throughout. While some updating may be desired, the home presents an excellent opportunity for downsizers, first-time buyers or investors to create a home tailored to their taste. Positioned in the heart of Findon Valley, with easy access to the South Downs, local amenities, and excellent transport links, this bungalow combines charm, potential, and a sought-after location. Viewing is highly recommended to appreciate the possibilities.



Council Tax Band: C

- Perfect for downsizers or first-time buyers
- Moments from Findon village centre amenities
- Peaceful setting on northern edge of Worthing
- Local shops, schools, and community facilities
- Catchment area for popular local schools

- Investor opportunity with scope to add value
- Easy access to countryside walks and pubs
- Surrounded by natural beauty of South Downs
- Potential to extend (STP)
- Being sold with no onward chain



Findon Valley, set on the northern edge of Worthing, offers a peaceful environment framed by the natural beauty of the South Downs. The area features attractive homes, green spaces and access to excellent walking trails, including the historic Cissbury Ring. Local shops, schools, and community facilities make it especially family-friendly. With its strong community feel and easy access to both countryside and coast, Findon Valley provides an ideal balance of tranquillity and convenience.

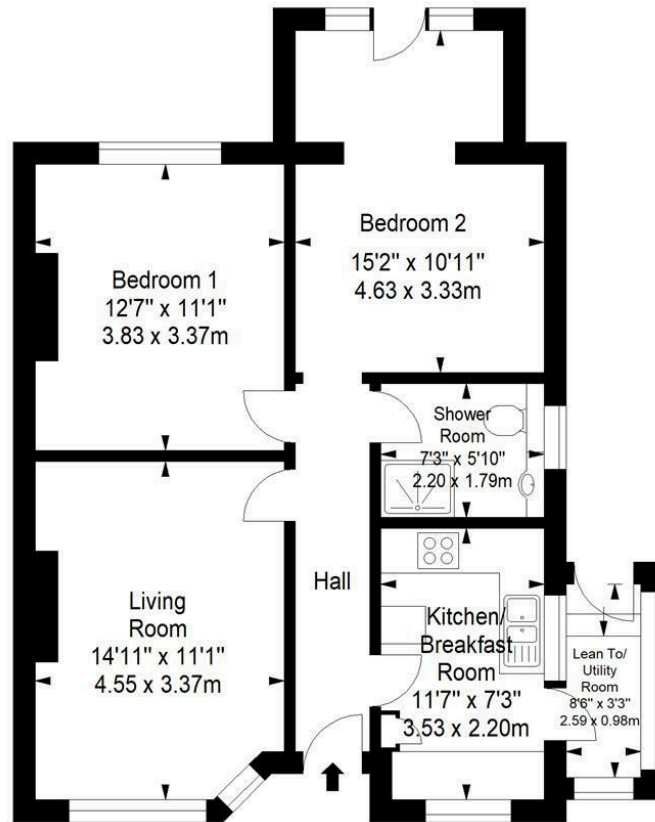


EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor



Approximate gross internal floor area 65.6 sq m/ 706.1 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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