



Holmcroft Gardens | Findon Village | Worthing | BN14 0UD  
Guide Price **£595,000**





We would love to present this lovely detached bungalow in Findon Village situated in a secluded position. This spacious home has three bedrooms, large lounge/diner, kitchen, sun room, bathroom/wc, en-suite/wc, garage, ample off road parking and surrounded by gardens.



Property details: Holmcroft Gardens | Findon Village | Worthing | BN14 0UD

## Key features:

- Spacious Detached Bungalow
- Three Double Bedrooms
- 20ft Lounge/Diner
- Fitted Kitchen
- Bathroom/wc & En-Suite/wc
- Sun Room
- Garage & Ample Off Road Parking
- Surrounded by Beautiful Gardens
- Secluded Cul-de-Sac Location
- Chain Free

 3 Bedrooms

 2 Bathrooms

 2 Living Rooms

### INTERNAL

Spacious hallway with airing and cloaks cupboard, loft access hatch with ladder attached. The large dual aspect lounge/diner has lovely views over the garden and leads to the sun room with access to the rear garden. The fitted kitchen has a good range of wall and base units with worktop over and inset sink/drain, integrated gas hob with double oven/grill below and extractor fan above, this room also has a larder cupboard, store cupboard with space for appliances and cupboard housing the boiler. Door leads to porch and patio area. All three bedrooms are double rooms with fitted wardrobes, the main bedroom has an en-suite shower room with wc and wash hand basin. The bathroom has a panelled bath, wc and wash hand basin.

### EXTERNAL

Large, private driveway benefitting ample off road parking and leading to the garage which has a personal door at the rear. The front garden is mainly laid to lawn with shrub borders. Gated side access to the patio, shed and leads to the rear garden which is also laid to lawn and hedge enclosed with shrubs and flowers, patio area for seating and access to the garage.

**SITUATED** in the heart of Findon Village, which is nestled at the foot of the South Downs with lovely countryside walks including access to the South Downs Way and the local landmarks of Cissbury and Chanctonbury Ring, but also miles of bridle paths and home of a well known racing stables. Locally there is a selection of restaurants, traditional pubs and shops. Findon manor hotel, a church and a popular primary school are nearby. Easy access to the A24 and A27 and bus routes nearby. West Worthing Railway station is approximately 3.5 miles away and Worthing town centre under 5 miles.

### Entrance Hall

**Lounge/Diner** - 6.17m x 5.31m (20'3" x 17'5")

**Kitchen** - 5.92m x 3.43m (19'5" x 11'3")

**Sun Room** - 4.24m x 2.31m (13'11" x 7'7")

**Bedroom One** - 3.33m x 3.12m (10'11" x 10'3")

**En-Suite** - 2.64m x 1.4m (8'8" x 4'7")

**Bedroom Two** - 4.29m x 3.45m (14'1" x 11'4")

**Bedroom Three** - 3.12m x 2.69m (10'3" x 8'10")

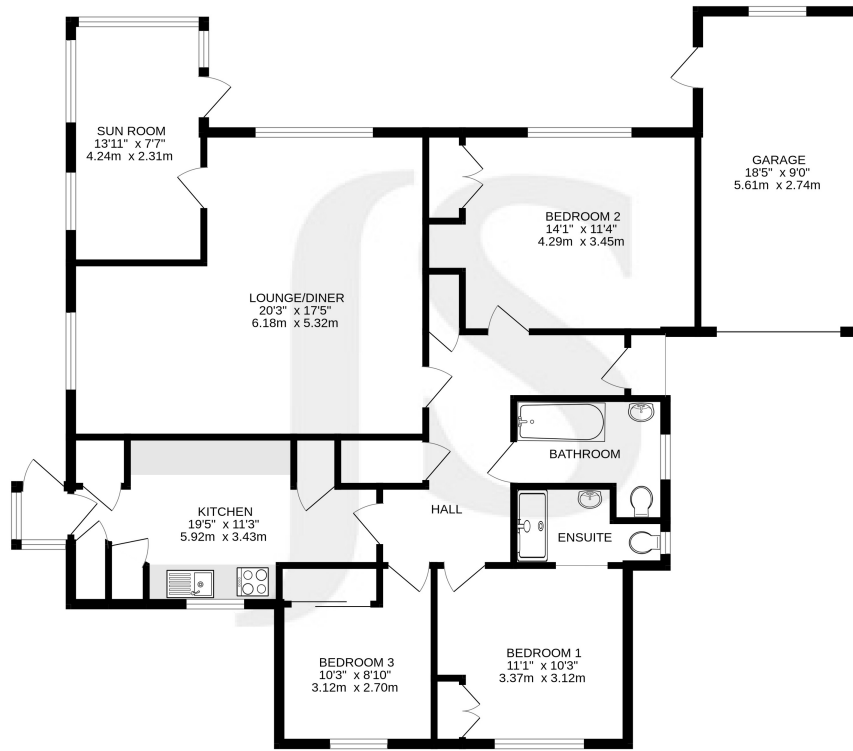
**Bathroom/wc** - 2.64m x 1.78m (8'8" x 5'10")

**Garage** - 5.61m x 2.74m (18'5" x 9'0")

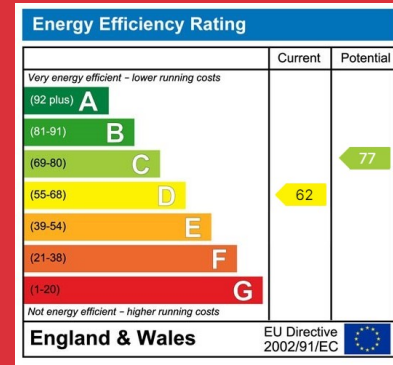
**Council Tax** Band E - Arun District Council



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details:

Floor Area: 113m<sup>2</sup> – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band E - Arun District Council

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.