



Rosegarth | Allendale Avenue | Findon Valley | BN14 0AH
Guide Price **£950,000**



Presenting an impressive blend of classic charm and modern convenience, 'Rosegarth' is a magnificent 1930's detached house offers a luxurious retreat in the coveted East side of Findon Valley. Boasting four double bedrooms and an array of spacious living areas with abundant natural light and captivating character, The property also features a double garage, workshop and ample off road parking and is the epitome of refined living and is truly a rare find.



A home of style & sophistication







Property details: Rosegarth | Allendale Avenue | Findon Valley | BN14 0AH

Key Features

- Gated Private Driveway with Ample Off Road Parking
- Master Bedroom with Dressing Room & En-Suite
- Detached Double Garage
- Beautiful Reception Hall
- Immaculate Condition
- Kitchen/Breakfast Room & Utility Room
- Spacious Living Room & Dining Room
- Four Double Bedrooms
- Full of Character & Charm
- Stunning 1930's Detached House



4 Bedrooms



2 Bathrooms



3 Reception Rooms



... Captivating Character ...

INTERNAL

The journey begins with the Oak storm porch, leading to impressive double doors that open into the beautiful dual aspect reception hall, setting the tone for the grandeur within. Enter the light-filled large living room, which boasts a stunning semi-circular bay window, offering ample space for relaxation and entertaining. The separate dining room features solid Oak flooring, French doors to the rear garden and a delightful dual aspect, ample space for dining table and chairs. The heart of the home lies within the expansive kitchen/breakfast room, where culinary delights unfold amidst a backdrop of style and functionality. Offering ample base and wall units, granite worktops, Falcon range cooker with five burner gas hob, double oven and grill with integrated extractor canopy inset and integrated appliances, space for table and chairs and French doors leading to the rear garden. A utility room provides added convenience and featuring fitted cupboards and granite worktops, while a study offering serene garden views, the ideal space for work or relaxation. Completing the ground floor amenities is a cloakroom/wc, ensuring practicality for everyday living. Ascend the feature Oak staircase to the galleried landing adorned with Oak beams, where four generously sized double bedrooms await, each offering its own unique charm and abundant natural light. The master bedroom impresses with a semi-circular bay window, impressive walk in dressing room with plenty of fitted wardrobes either side and luxury en-suite bathroom, offering a serene sanctuary for relaxation and indulgence. The modern family bathroom completes the upper floor with its sleek design.

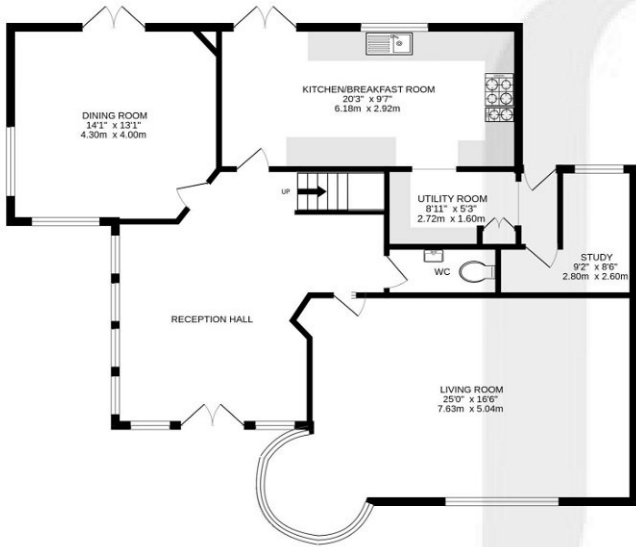
EXTERNAL

A grand entrance awaits with an electronically operated gate and security entry phone, leading to an impressive driveway offering ample off-road parking. The detached large double garage with a pitched roof, power and light, along with the attached workshop, provide practicality and storage space for hobbies and tools. The front garden is mainly laid to lawn with laurel hedging, shrubs and flowers. Step into serenity in the beautiful rear garden, featuring a flagstone paved patio, lush lawn, trees, shrubs and a charming garden room with bi-folding doors and a log burner, offering secluded views and tranquillity.

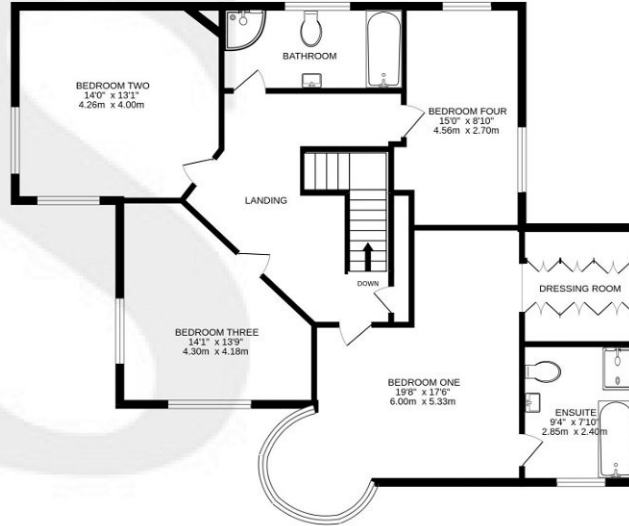
LOCATION

Situated in Findon valley which is nestled at the foot of the South Downs National Park, close to Cissbury Ring and The Gallops which offers fabulous scenic walks. Great location for families being in the Vale School catchment area and high schools within a few miles away. Doctors surgery and a good selection of shops, restaurants and pubs in Findon Valley and Findon Village. The nearest railway station is West Worthing which is 2.3 miles away. Bus routes run along the main road and easy access to A24 and A27. Findon Valley offers the perfect balance of rural tranquility and urban convenience. Whether enjoying leisurely walks in the South Downs or accessing essential services in the local area, residents of this charming community enjoy a lifestyle enriched by nature, education and accessibility.

GROUND FLOOR



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

Property Details:

Floor area as quoted by EPC: 2,303 SqFt

Tenure: Freehold

Council tax band: E

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.