



Findon Road | Findon Valley | BN14 0BB
Guide Price **£850,000**





We are delighted to present this impressive five bedroom detached family house, featuring a large manicured west facing rear garden. Spread over three floors, this beautifully maintained home seamlessly blends charming character with modern touches. Highlights include a spacious open plan kitchen/diner/snug, separate living and games room. The property also boasts an outbuilding gym, workshop, store and garden snug as well as a hot tub.



Property details: Findon Road | Findon Valley

Key Features

- Stunning Detached House
- Five Bedrooms
- Large Open Plan Kitchen/Diner/Snug
- Living Room & Games Room
- West Facing Rear Garden
- Beautifully Presented
- Substantial and Versatile
- Outbuildings - Gym, Workshop, Snug, Store, Hot Tub Cabana
- Garage & Off Road Parking
- Vale School Catchment Area



5 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Step through the double door entrance to be greeted by a stunning period home, a nod to the property's charming character features blended seamlessly with modern touches. The living room, adorned with a bay window and log burner, flows into a further reception room currently being used as the games room. The stunning 29ft open plan kitchen/breakfast room/snug also includes a dining area with ample space for a family dining table and chairs and stunning views over the rear garden and French doors leading outside. The impressive fitted kitchen boasts a good range of matching units with granite worktops and a central island for seating. The ground floor also includes a cloakroom/wc and provides access to the integral garage. On the first floor, you will find four bedrooms and contemporary bathroom. On the second floor you will find the large main bedroom with an en-suite area.

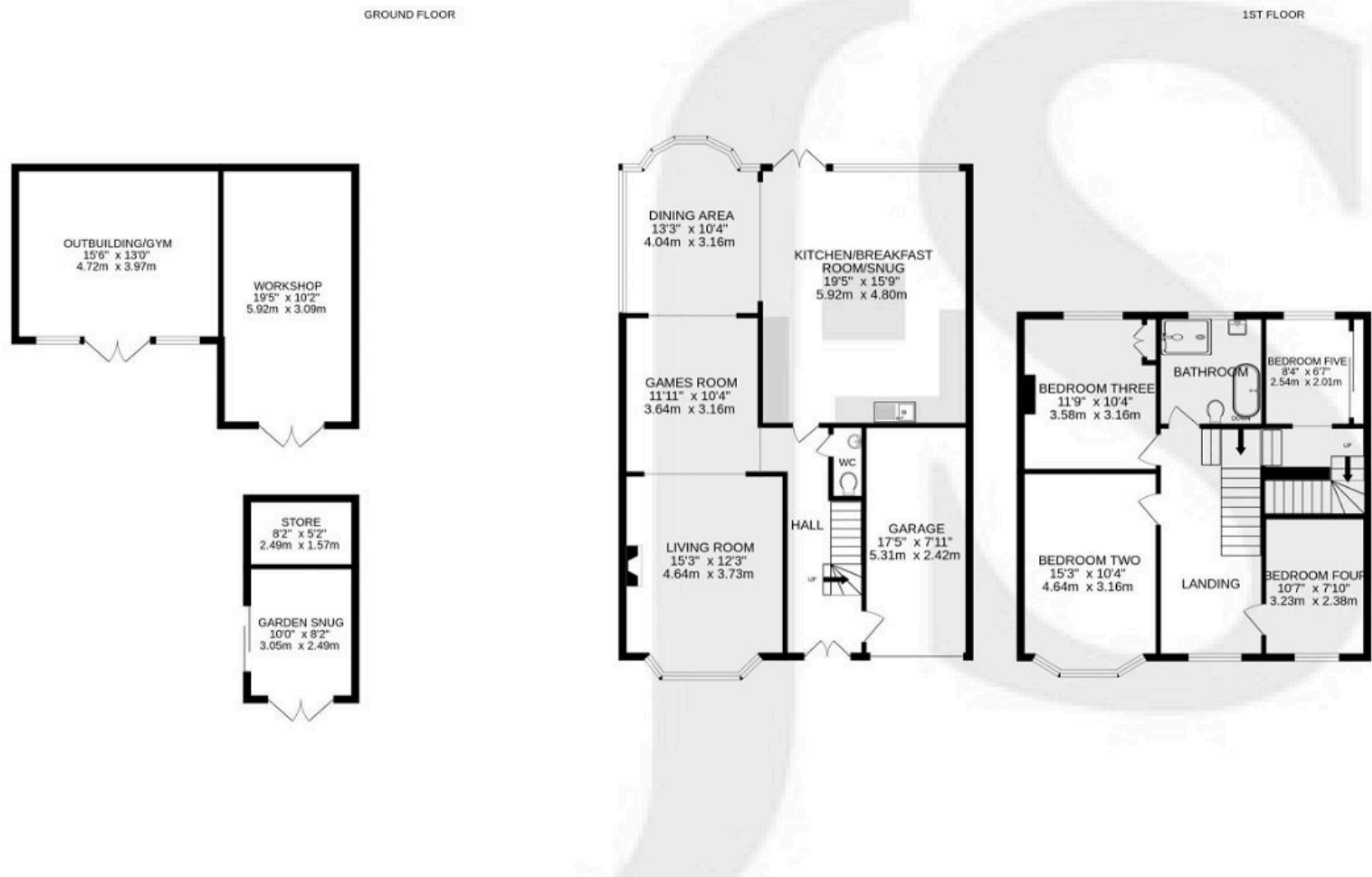
EXTERNAL

This impressive property is set back from the road, featuring a block paved private driveway that benefits off road parking for several vehicles and access to the integral garage. A fabulous feature of this property is the large west facing rear garden which has composite decking and artificial grass surrounded by trees, shrubs, and flowers, creating a serene outdoor space, perfect for outdoor living and entertaining. Enhancing the gardens appeal is a hot tub area, the outbuildings offer a gym with a large workshop on the side, also a garden snug with storage area.

SITUATED

Set back from the road in Findon Valley, nestled at the foot of the South Downs, this property is close to the scenic Cissbury Ring and The Gallops, offering beautiful walks and views across this National Trust site. It's a great location for families, being in the catchment area for Vale School and with high schools just a few miles away. The area features a doctor's surgery and a good selection of shops, restaurants, and pubs in both Findon Valley and Findon Village. The nearest railway station is West Worthing, located 2.3 miles away, with bus routes running along the main road and easy access to the A24 and A27.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

Property Details:

Floor area as quoted by EPC: 1841 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.