



Mayfield Close | Findon Valley | Worthing | BN14 0AG  
Guide Price **£610,000**



We are delighted to offer this beautiful detached house, built in the late 1920s, which still showcases some of its original charm with a modern twist. This spacious home features three double bedrooms and three reception rooms, including a lounge, dining room, and a full-width conservatory overlooking the south-facing rear garden. The property also boasts a modern kitchen, cloakroom/wc, and a well-appointed bathroom. Additional benefits include a garage and off-road parking.



## Key Features

- Detached 1920's House
- Three Double Bedrooms
- Lounge & Dining Room
- Spacious Conservatory
- Modern Fitted Kitchen
- South Facing Rear Garden
- Garage & Off Road Parking
- Bathroom & Ground Floor WC
- Well Presented Throughout
- Close to Local School & Shops



**3 Bedrooms**



**1 Bathroom**



**3 Reception Rooms**

### INTERNAL

Step through the front door into a charming vestibule, featuring a beautifully re-conditioned stained glass window, and leading to a convenient cloakroom/wc. The spacious entrance hall includes a built-in cupboard and a handy space under the stairs currently used as an office area. The modern fitted kitchen offers a generous range of matching units, an inset composite sink and drainer, integrated 5-ring gas hob, double ovens (one with a microwave function), a dishwasher, washing machine, and fridge/freezer. This room also provides lovely views of the front garden, with a side door offering access to both the front and rear of the property. The ground floor boasts three reception rooms, featuring stunning Kampala flooring. The lounge and dining room are adjacent and well-proportioned, while the conservatory spans the full width of the property at the rear, offering the perfect space to enjoy views of the garden.

Ascending to the first floor, natural light floods the landing through a stained glass window. There are three double bedrooms, with the main bedroom offering a good range of built-in wardrobes, and bedroom two featuring a built-in cupboard. The bathroom includes a wash hand basin, paneled bath, and step-in shower, with a separate wc for added convenience.

### EXTERNAL

The property benefits from a block-paved private driveway with ample off-road parking. The front garden is laid to lawn, bordered by shrubs and flowers, and double gates lead to the rear garage, which has a personal door providing access to the garden. The south-facing rear garden is a standout feature, with a patio area perfect for entertaining, a greenhouse, a lawned area, and a shingle section at the rear, all surrounded by mature shrubs, flowers, and even a plum tree.

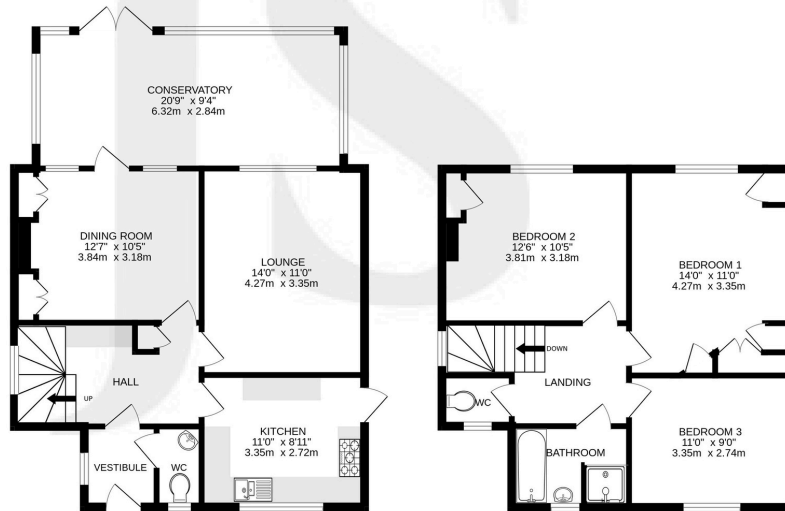
### LOCATION

On the favoured East side of Findon valley, nestled at the foot of the South Downs, and close to Cissbury Ring with delightful walks and views across this National Trust site. Great location for families being in the Vale School catchment area, nearby is Worthing College and locally a Doctors surgery, library, two churches and a good selection of shops, restaurants and pubs in close proximity. The nearest train stations are Worthing or West Worthing which is 2.3 miles away. Bus routes nearby.



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.  
Maple with Metrocity #20794

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Property Details:

Floor area (as quoted by EPC: 1,076 sqFt)

Tenure: Freehold

Council tax band: E