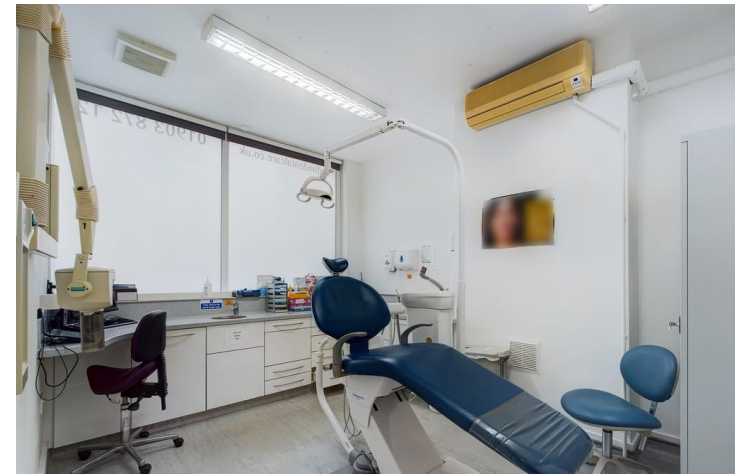
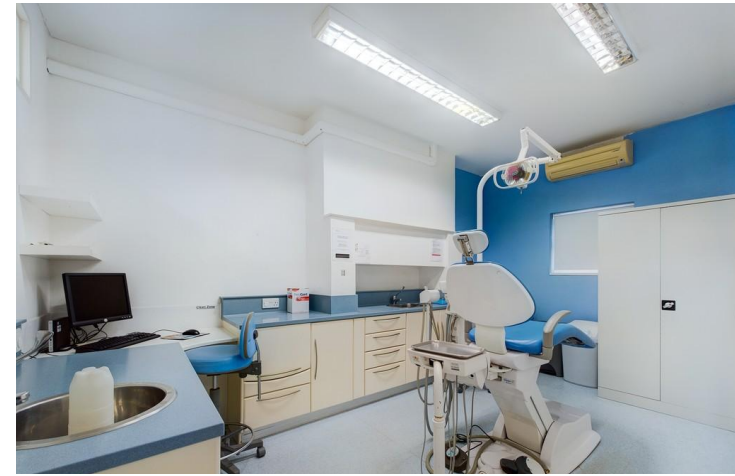




Findon Dental Care | Findon Road | Findon Valley | Worthing | BN14 0EP

Guide Price **£450,000**



We would like to present this freehold property which is currently a business on two floors with off road parking. The property has a reception area, three reception rooms, office, two cloakroom./wc, two utility rooms and a loft room.



Key features:

- Potential First Floor Flat (subject to any necessary consent) & Business
- Freehold
- Entrance Reception Room
- Three Treatment Rooms
- Office
- Two Ground Floor Cloakrooms/WC
- Two Utility Rooms (Potential Kitchen)
- Loft Room with Velux Window
- Off Road Parking
- Close to All Local Amenities



4 Receptions Rooms



INTERNAL The property is currently set up as a business on two floors but with potential to use the first floor as a flat (subject to any necessary consent) with a business below. The current layout is a reception area upon entering, two good sized treatment rooms, an inner hall leading to two cloakroom/wc and back door access. Stairs leading to a spacious landing with a further treatment room, two utility rooms, both with base and wall units, worktop over with inset sink and space for appliances. Inner hall to an office and stairs leading to a loft room with Velux window and perfect for storage.

EXTERNAL This freehold property owns the frontage and a private rear car park benefitting off road parking for several cars.

SITUATED Located in Findon Valley with a choice of shopping facilities nearby including a coffee shop, dry cleaners, hairdressers, Tesco express and doctors' surgery nearby. There are regular bus services that pass along the Findon Road and easy access to A24 and A27.

RECEPTION ROOM 16' 8" x 12' 1" (5.08m x 3.68m)
TREATMENT ROOM 1 13' 0" x 10' 1" (3.96m x 3.07m)
TREATMENT ROOM 2 14' 11" x 9' 8" (4.55m x 2.95m)
CLOAKROOM/WC 1
CLOAKROOM/WC 2
FIRST FLOOR LANDING
TREATMENT ROOM 3 13' 4" x 12' 6" (4.06m x 3.81m)
OFFICE 9' 11" x 6' 10" (3.02m x 2.08m)
UTILITY ROOM 1
UTILITY ROOM 2
LOFT ROOM

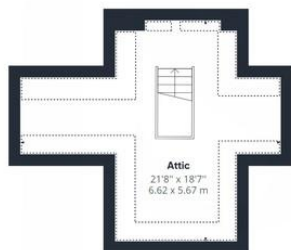




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1381.24 ft²
128.32 m²

Reduced headroom

121.13 ft²
11.25 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Property Details:

Tenure: Freehold

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.