



13 High Barn | Findon Village | West Sussex | BN14 0TJ

Guide Price **£325,000**





We are pleased to present this three bedroom semi-detached house in the lovely village of Findon. The property comprises good sized lounge/diner, modern kitchen, ground floor wc, three bedrooms, bathroom, rear garden, front garden, garage and off road parking for two vehicles. Chain Free.



Key features:

- Semi Detached House
- Three Bedrooms
- Modern Kitchen
- Lounge/ Diner
- Bathroom/wc
- Downstairs WC
- Garage & Off Road Parking
- Cul de Sac
- Countryside Views
- Chain Free

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The entrance porch offers plenty of space for coats and shoes, and leads to the open plan lounge/diner, this room has a dual aspect and the lounge area has views over the front garden and the dining area has space for a six seater dining table and chairs. Stairs rising to the first floor landing. The kitchen benefits from a six ring gas hob, 'Lamorna' oven with 'New world' extractor above. 'Bosch' freestanding dishwasher and integrated fridge. There is a sink with drainer inset in worktop, matching wall and base units, lovely views over the rear garden and fields. On the first floor landing there is a cupboard housing the hot water tank, and three bedrooms; two being doubles with bedroom one being dual aspect with views over the front garden. Bedroom three is a single with views over the rear garden and fields. The bathroom/wc comprises of a bath with shower over, wash hand basin and wc.

EXTERNAL The front garden is mainly laid to lawn and steps down to the garage which has power and light. The rear garden is part paved with a small area of grass and decking to the rear with lovely views across the fields and side access.

SITUATED in the heart of Findon Village which is nestled at the foot of the South Downs and close to Cissbury Ring with delightful walks and views across this National Trust site. Locally are a good selection for all walks of life with shops, restaurants and pubs also in close proximity. Primary School situated in the village.

LOUNGE/DINER 20' 9" x 10' 3" (6.32m x 3.12m)

KITCHEN 11' 6" x 7' 4" (3.51m x 2.24m)

GROUND FLOOR WC 5' 5" x 2' 11" (1.65m x 0.89m)

FIRST FLOOR

BEDROOM ONE 14' 10" x 11' 9" (4.52m x 3.58m)

BEDROOM TWO 8' 5" x 8' 5" (2.57m x 2.57m)

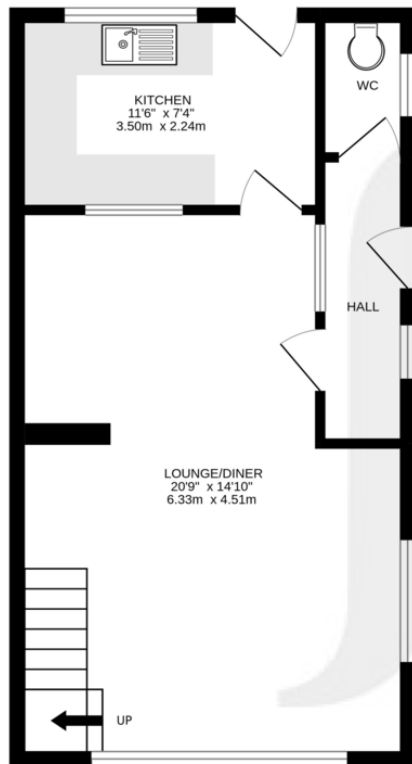
BEDROOM THREE 8' 5" x 5' 11" (2.57m x 1.8m)

BATHROOM/WC 6' 10" x 6' 1" (2.08m x 1.85m)

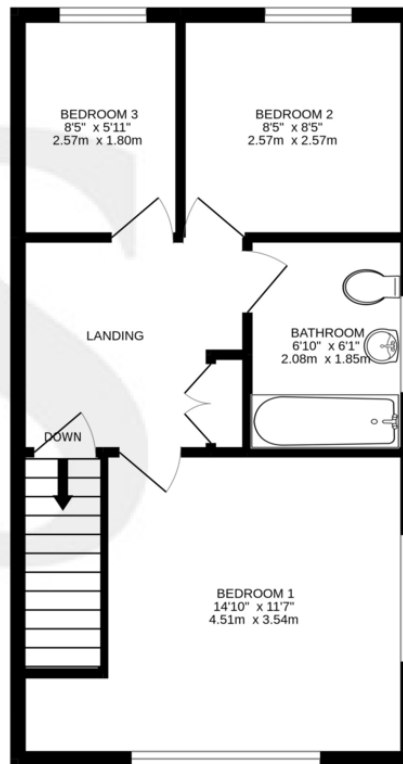
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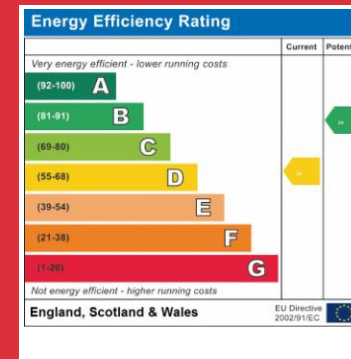
GROUND FLOOR



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.
Made with Metropix 6/2022.



Property Details:

Floor Area: 893 sq ft (83 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C

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.