



149 Findon Road | Findon Valley | Worthing | BN14 0BQ

Guide Price **£600,000**



We are pleased to present to the market this well presented four bedroom detached house with West facing rear garden. The property has been extended and incorporates a spacious lounge, leading to the dining area, modern kitchen/breakfast room, cloakroom, modern bathroom, balcony, integral 19ft garage and off road parking.



Key features:

- Detached House
- Four Double Bedrooms
- Ground Floor Bedroom/Study/Playroom
- Large Open Plan Lounge/Diner
- Modern Kitchen/Breakfast Room
- Cloakroom & Modern Bathroom
- Balcony Overlooking Rear Garden
- Off Road Parking & Integral Garage
- West Facing Rear Garden
- Vale School Catchment Area

 4 Bedrooms

 1 Bathroom

 2 Living Rooms

INTERNAL Porch leading to hallway with under stairs meter cupboard. Ground floor cloakroom comprises of WC and wash hand basin. The modern kitchen has fitted wall and base units, with integrated fridge, freezer, dishwasher, oven, four ring electric hob with extractor over. The window overlooks the rear garden. There's also space for dining table and chairs and a door leading to the side passage. The lounge has a bay window with feature fireplace and inset gas fire, French doors leading to the dining room and access to the rear garden. Ground floor double bedroom which benefits from built in wardrobes and access to the rear garden, and to the integral garage. Stairs rise to the first floor landing and the main bedroom with fitted wardrobes and bay window. Bedrooms two and four overlook the balcony and rear garden. The balcony has space for seating and can be accessed from bedroom four through French doors. The modern bathroom suite comprises bath, walk in shower, wash hand basin and wc.

EXTERNAL Block paved driveway providing off road parking for several cars, with shingle border and hedgerow. The integral garage has an up and over door with space for washing machine, tumble dryer and further fridge/freezer. There is side access to rear. The West facing rear garden has a private patio area with space for outdoor table and chairs, steps with balustrade lead up to the raised garden which is mainly laid to lawn with shrub borders, vegetable area with sleeper borders and summer house.

SITUATED Located in Findon Valley with a choice of shopping facilities including, post office, library and doctors' surgery. The property is also in the Vale primary school catchment area, and is near beautiful downland walks. There are regular bus services that pass along the Findon Road providing access to Worthing town centre, seafront and surrounding districts. Easy access to A24 and A27.

PORCH 7' 4" x 4' 2" (2.24m x 1.27m)

HALLWAY 10' 4" x 9' 7" (3.15m x 2.92m)

LOUNGE 18' 5" x 12' 9" (5.61m x 3.89m)

DINING ROOM 14' 6" x 12' 11" (4.42m x 3.94m)

KITCHEN/BREAKFAST ROOM 15' 5" x 10' 0" (4.7m x 3.05m)

CLOAKROOM/ WC 4' 6" x 3' 1" (1.37m x 0.94m)

INTEGRAL GARAGE 19' 4" x 12' 0" (5.89m x 3.66m)

BEDROOM ONE 15' 0" x 12' 1" (4.57m x 3.68m)

BEDROOM TWO 12' 1" x 11' 10" (3.68m x 3.61m)

BEDROOM THREE 12' 0" x 11' 2" (3.66m x 3.4m)

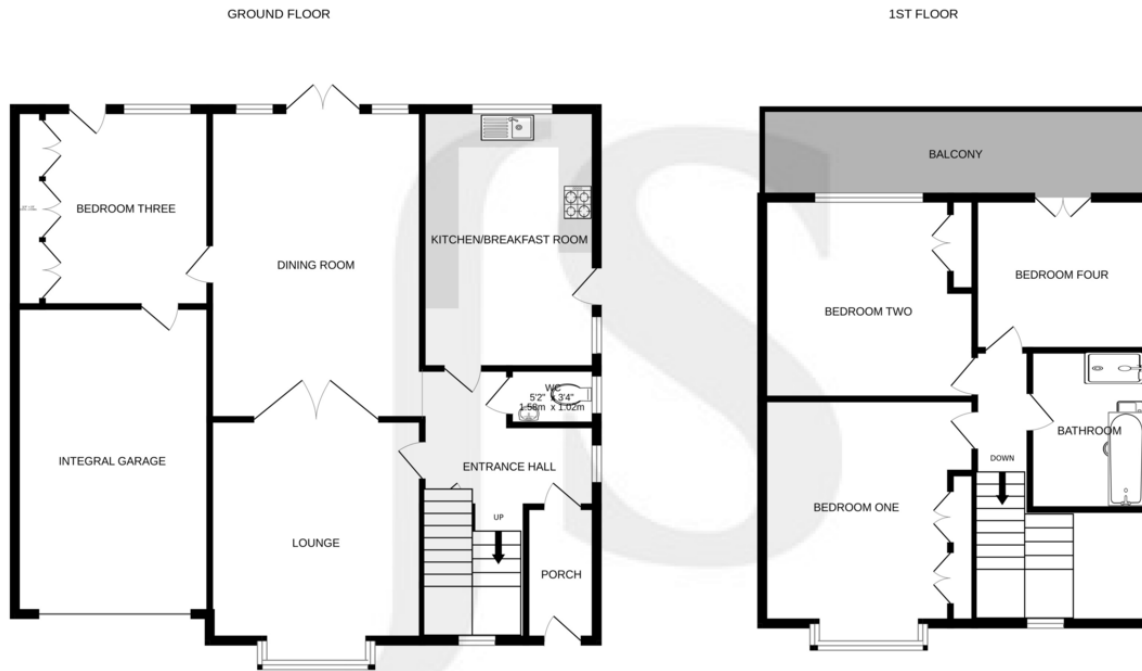
BEDROOM FOUR 9' 4" x 6' 0" (2.84m x 1.83m)

BATHROOM 9' 5" x 7' 1" (2.87m x 2.16m)

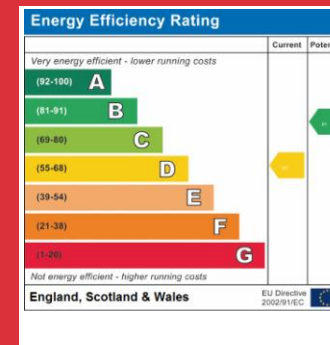
BALCONY 23' 2" x 5' 3" (7.06m x 1.6m)

COUNCIL TAX Band E





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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Property Details:

Floor Area: 1,335 sq ft (124 sq m) – Floor area is quoted from the EPC

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.