



24 Coombe Rise | Findon Valley | Worthing | BN14 0ED

Guide Price **£675,000**





We are delighted to offer for sale this fully renovated and immaculately finished extended detached bungalow situated on this popular and quiet residential road on the favoured east side of Findon Valley, close to shops, amenities and within easy walk of Cissbury Ring. Positioned on a generously sized south facing plot, the property boasts three double bedrooms, 50sqm south facing open plan living room, modern kitchen with large island and breakfast bar, utility room, two contemporary fitted bathrooms, large south facing established rear garden, garage, off road parking and is sold with no ongoing chain.



Key features:

- Extended Detached Bungalow
- Three Double Bedrooms
- 50sqm South Facing Open Plan Living Room
- Modern Fitted Kitchen With Large Island
- Utility Room
- Two Contemporary Bathrooms
- South Facing Rear Garden
- Off Road Parking & Garage
- Popular and Quiet Residential Location
- No Ongoing Chain

 3 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNAL A new composite front door opens to a large welcoming entrance hall with oak doors leading to all internal rooms. Warm engineered oak flooring runs through to the expansive and recently completed south facing open plan living room. With a double glazed and black framed sliding doors measuring over 5 metres and two large sky lanterns this impressive modern space has a wealth of natural light. The contemporary kitchen offers the perfect sanctuary to cook and entertain; sleek cupboards with integrated handles finished in dove grey are combined with a white quartz worktop to deliver a clean, minimalist style, offering an integrated dishwasher, an induction hob and built-in stainless-steel eye-level double oven. Completing this beautiful kitchen is a 2.4m x 1.2m island with space for up to four to dine comfortably and hidden cupboard space. Measuring an impressive 50 square metres, the open plan living room offers plenty of space for a large family sized dining table and sofas. There is a utility room accessed from the kitchen offering space and provisions for a washing machine and a tumble drier, a sink, extractor fan and several floor and wall mounted units matching those in the kitchen finished with the same white quartz worktop. All three bedrooms are situated at the opposing end of the bungalow, away from the living area, and can comfortably fit double beds with the main, bay fronted bedroom, measuring a generous 14'1" x 12'4" and benefiting from a large built in wardrobe with space for further storage. This room also has access to an en-suite shower room finished to the same high standards boasting a walk-in shower with rainforest shower head, toilet and hand wash basin. The bathroom has been fitted with a four piece white suite, including a generously sized freestanding bath, walk-in shower cubicle with a rainforest shower head, toilet and hand wash basin with ample storage. Having undergone a full renovation, additional notable improvements include a full rewire, new heating system and brand new windows and doors throughout.

EXTERNAL Positioned on an expansive plot the generously sized front garden offers parking for several vehicles on the newly installed driveway. This in turn has access to the refurbished garage which boasts a brand new roof and a rear door offering access to the rear garden. Hedges line the front boundaries with an array of planted borders around a front lawn and a new side gate providing side access. The large south facing rear garden boasts well established and mature planted borders lining all boundaries creating secluded and sunny space for the whole family to enjoy. Aesthetic yet practical outdoor lighting has been installed to the front and rear garden.

SITUATED On the favoured East side of Findon Valley, nestled at the foot of the South Downs National Park and close to Cissbury Ring with delightful walks and views across the countryside. The property is ideally located in close proximity to Worthing golf course, shops, doctors surgery, library and pubs in Findon Valley and Village. Great location for families being in the Vale School catchment area, nearby is Worthing College and access to the A24 and A27. Worthing town centre, seafront and railway stations are approximately 2.5 miles away.

ENTRANCE HALL 21' 5" x 9' 2" (6.53m x 2.79m)

OPEN PLAN LIVING ROOM 29' 10" x 16' 1" (9.09m x 4.9m)

UTILITY ROOM 8' 10" x 4' 7" (2.69m x 1.4m)

BEDROOM ONE 14' 1" x 12' 4" (4.29m x 3.76m)

ENSUITE 7' 8" x 4' 7" (2.34m x 1.4m)

BEDROOM TWO 16' 6" x 11' 0" (5.03m x 3.35m)

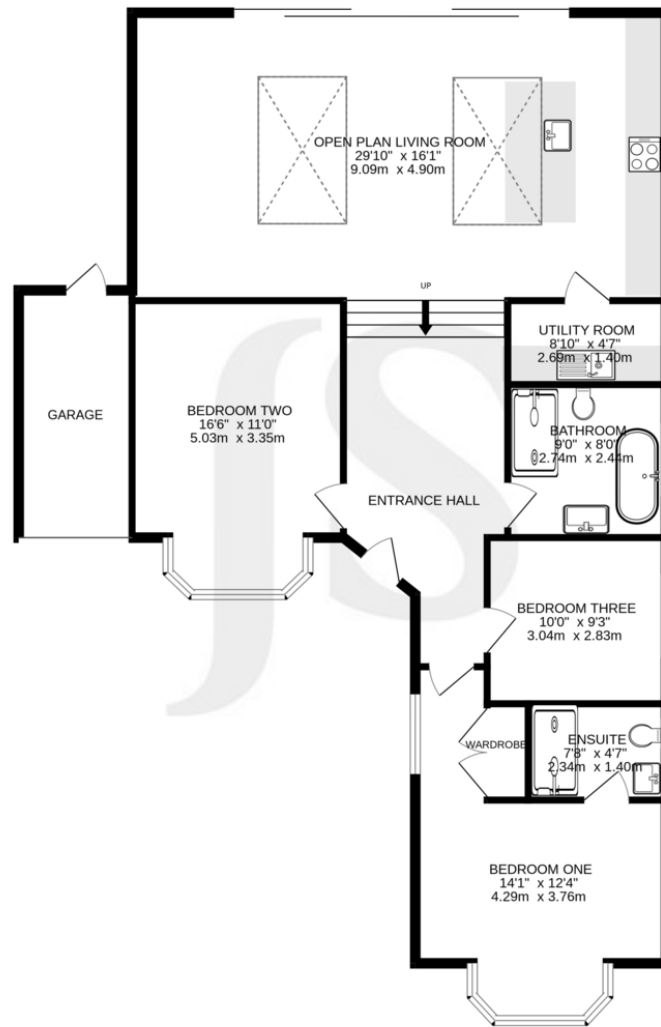
BEDROOM THREE 10' x 9' 3" (3.05m x 2.82m)

BATHROOM 9' 0" x 8' 0" (2.74m x 2.44m)

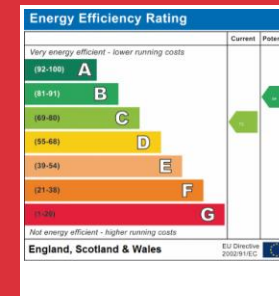
SOUTH FACING REAR GARDEN



GROUND 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.
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Property Details:

Floor Area: 114m²

Tenure: Freehold

Council Tax: Band E

N.B. Under the Estate Agents Act 1979, we advise that the vendor is an employee of Jacobs Steel and Company Limited.

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.