



Cross Lane | Findon Village | Worthing | BN14 0UB

Guide Price **£650,000**





We would love to present this beautiful Edwardian house with four double bedrooms, this property is in the heart of Findon Village and offers countryside views. Well presented and versatile with ground floor bedroom and bathroom, 28ft open plan kitchen/diner/snug, separate lounge with open fire, utility room, first floor bathroom, good sized rear garden and off road parking.





## Key features:

- Beautiful Edwardian Property
- Four Double Bedrooms
- Open Plan Kitchen/Diner/Snug
- Separate Lounge with Open Fire
- Ground Floor Bedroom & Bathroom
- Well Presented
- Good Sized Rear Garden
- Off Road Parking
- Countryside Views
- Village Location

 4 Bedrooms

 2 Bathrooms

 2 Living Rooms

**INTERNAL** Original stained glass door leads you into the entrance hall with engineered oak wood flooring and storage cupboards. Double glass doors open into the extended open plan kitchen/diner/snug area. The kitchen has a good range of wall and base units with wooden work tops over, inset butler sink and space for Range style cooker, fridge/freezer, dishwasher and space for a dining table and chairs. The snug area has a skylight and built in unit to match the kitchen, beautiful rear garden views and bi folding doors leading outside. The utility room has base units and inset butler sink with space for appliances and door leading to the side of the property. The separate lounge is a good size with a bay window overlooking the front gardens with countryside views, the feature fireplace is perfect for an open fire. Ground floor bedroom is a double room with feature fireplace, also on the ground floor is a wood panelled bathroom with shower cubicle, wc, wash hand basin and roll top bath. On the first floor are three double bedrooms and a bathroom/wc. Bedroom one has stunning countryside views, feature fireplace and built in storage, bedrooms two and three overlook the rear gardens.

**EXTERNAL** The property is set back from Cross Lane and has a gravelled driveway benefitting off road parking for several cars. The front garden is mainly laid to lawn with shrub and flower borders and a shed. Good sized rear garden has laid to patio area and a plethora of shrubs, trees and flowers, the rest of the garden is mainly laid to lawn and has a greenhouse, two sheds and a wooden garden office with power.

**SITUATED** Situated in the heart of Findon Village, nestled at the foot of the South Downs National Park and close to Cissbury Ring with lovely woodland walks. Findon Village has a selection of shops, pubs, restaurants and hotels, together with post office/newsagents and close to Findon Valley shopping parade. A regular bus services passes through providing access to Worthing town centre, seafront and surrounding districts. Close access to A24 and A27.

### ENTRANCE HALL

**LOUNGE** 14' 2" x 12' 0" (4.32m x 3.66m)

**KITCHEN/DINER/SNUG** 28' 0" x 14' 3" (8.53m x 4.34m)

### UTILITY ROOM

**BEDROOM FOUR** 11' 3" x 10' 11" (3.43m x 3.33m)

**BATHROOM** 10' 2" x 6' 9" (3.1m x 2.06m)

### FIRST FLOOR

**BEDROOM ONE** 12' 2" x 12' 1" (3.71m x 3.68m)

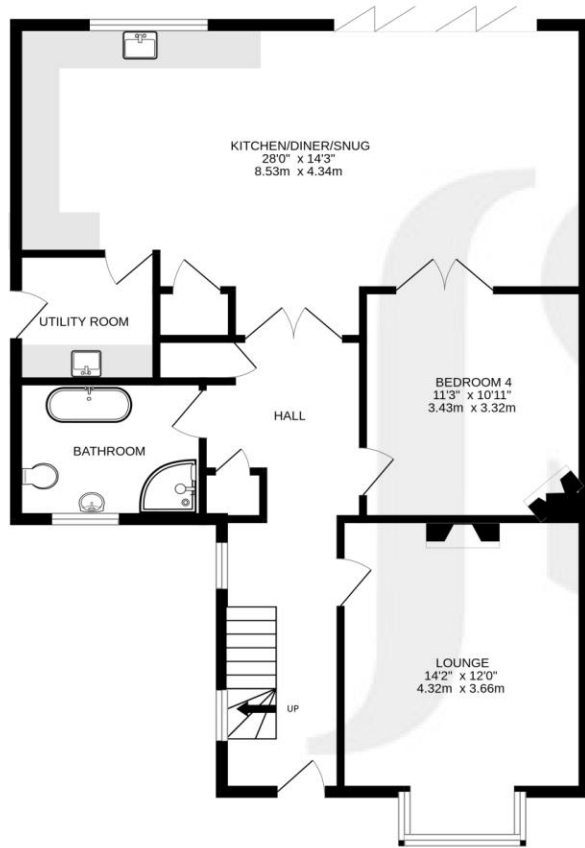
**BEDROOM TWO** 11' 3" x 10' 0" (3.43m x 3.05m)

**BEDROOM THREE** 11' 2" x 10' 1" (3.4m x 3.07m)

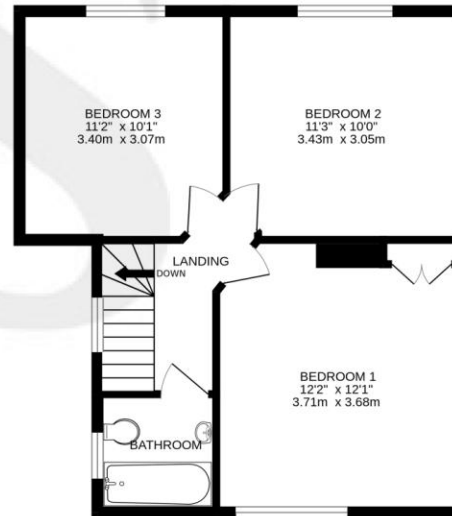
**BATHROOM** 5' 9" x 5' 5" (1.75m x 1.65m)



GROUND FLOOR

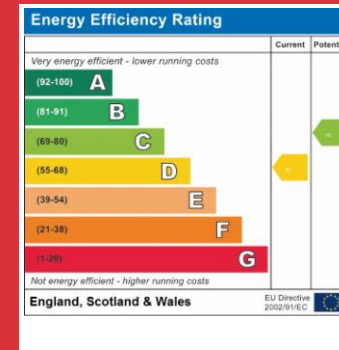


1ST FLOOR



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.  
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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.



## Property Details:

Floor Area: 130m<sup>2</sup> is quoted from the EPC

Tenure: Freehold

Council Tax: Band D