



Cross Lane | Findon Village | BN14 0UQ  
Guide Price **£650,000**





Detached bungalow nestled within Findon Village with manicured west facing rear garden. This three bedroom home has been recently refurbished and has a spacious lounge/diner, fitted kitchen/breakfast room, new bathroom/wc and separate wc. Garage, off road parking and being sold chain free.



# Key Features

- Detached Bungalow
- Three Bedrooms
- Spacious Lounge/Diner
- Kitchen/Breakfast Room
- Contemporary Bathroom
- Well Presented
- Garage & Off Road Parking
- West Facing Rear Garden
- Village Location
- Chain Free



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Step through the inviting porch into a generous entrance hall, where a cozy nook at the front creates the perfect reading spot with lovely views of the front gardens. The dual-aspect lounge/diner offers a welcoming ambiance, featuring a bay window overlooking the rear garden and a charming feature fireplace. The fitted kitchen/breakfast room is well-equipped with a range of matching units, including an integrated mid-level double oven/grill, an electric hob with extractor fan, and an under-counter fridge. There's also space for a fridge/freezer and washing machine, along with a fitted breakfast table for casual dining. The back door leads to a brick-built outbuilding, ideal for additional storage or appliances.

The bedrooms are generously sized, with bedroom one offering an array of fitted wardrobes, and bedroom two providing garden views and fitted wardrobes for ample storage. Bedroom three includes direct access to the garden, enhancing the indoor-outdoor flow. A newly fitted luxury bathroom features a paneled bath with an overhead shower, WC, and wash hand basin. For added convenience, a separate WC is also available.

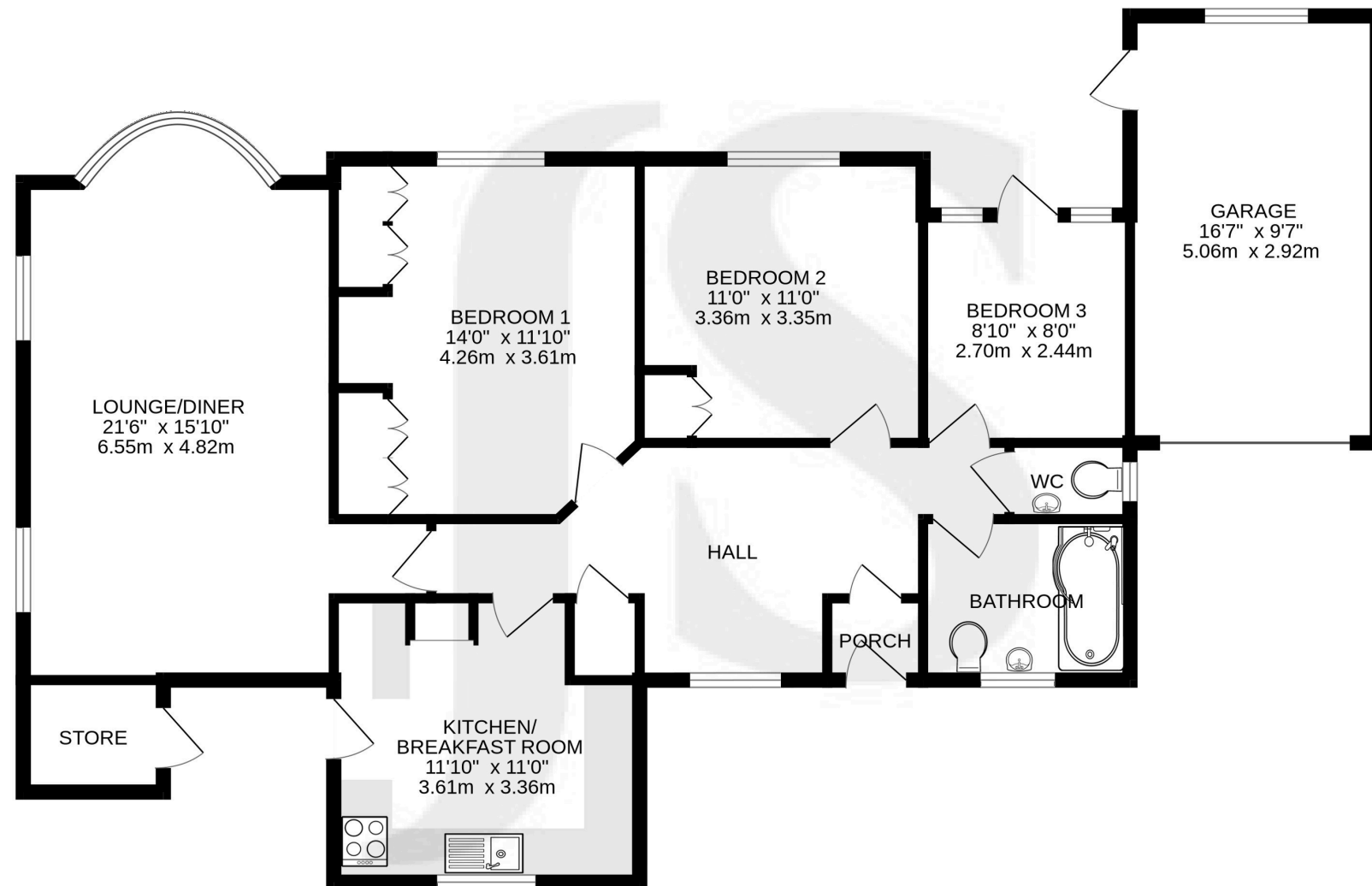
## EXTERNAL

As you approach this charming home, you'll be greeted by a beautifully manicured front garden, thoughtfully enclosed by a wall and featuring an array of vibrant shrubs and flowers that create an inviting first impression. The private driveway offers convenient off-road parking and leads directly to the garage. Gated side access opens to a secluded west-facing rear garden, an ideal retreat with a spacious lawned area bordered by lush shrubs and colorful flowers. The garden includes multiple patio areas, perfect for outdoor dining and relaxation, along with a summerhouse and greenhouse for added versatility.

## SITUATED

Findon Village, which is nestled at the foot of the South Downs with lovely countryside walks including access to the South Downs Way and the local landmarks of Cissbury and Chanctonbury Ring, but also miles of bridle paths and home of a well known racing stables. Locally there is a selection of restaurants, traditional pubs and shops. Findon manor hotel and a church are nearby. The area is very popular with families. Easy access to the A24 and A27 and bus routes nearby.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1,033 Sq Ft

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.