



Greypoint House, The Square | Findon Village | BN14 0TE
Guide Price **£240,000**



Nestled within a Grade II listed former hotel built in the early 18th century, this grand ground-floor flat is located in the heart of Findon Village. The property exudes historical charm and elegance with high ceilings and wood panelled walls. The true centrepiece of this property is the expansive 25 ft living/dining room, kitchen/breakfast room, spacious bedroom and a neutral bathroom. The flat benefits from a long lease with 934 years remaining, garage, off road parking and cellar storage. Being sold chain free.



Key Features

- Ground Floor Flat
- 25ft Living/Dining Room
- Kitchen/Breakfast Room
- Spacious Bedroom with Fitted Wardrobes
- Beautiful Period Features
- Elegant Grade II Listed Building
- 934 Year Lease
- Garage & Off Road Parking
- Cellar Storage
- Chain Free



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Inside, the communal areas are equally impressive, featuring grand spaces with high ceilings that beautifully reflect the building's historical roots. Upon entering the apartment, you're welcomed by an entrance hall with panelled walls that discreetly conceals a cloaks cupboard. The true centrepiece of this property is the expansive 25 ft living/dining room. This spectacular space brims with character and period features, such as an arched recess with an original mirror, an ornate pillared arch, wood panelled walls and a fireplace with exposed brickwork. Ample space for a large dining suite and the room is further enhanced by a bay window, infusing the space with light and showcasing the charm of this unique historical home. The spacious, light-filled kitchen highlights the apartment's impressive high ceilings and is well-equipped with a range of units topped with generous work surfaces. It includes an integrated mid-level oven and gas hob, as well as dedicated space for a fridge/freezer and washing machine. A larder cupboard provides additional storage and conveniently houses the boiler. With room for a table and chairs, the kitchen is perfectly suited for both cooking and casual dining. The generous double bedroom is rich with period charm, featuring classic wood-panelled walls and a charming box bay window that fills the room with natural light. This elegant space also offers practical storage solutions, with two fitted wardrobes, additional built-in wardrobe and dressing table. The bathroom is thoughtfully designed for both style and convenience, featuring a bath with a shower overhead, wc and a wash hand basin. An airing cupboard provides useful additional storage.

EXTERNAL

A driveway leads to the garage area, where each resident has a garage and access to parking. The building itself has recently undergone external refurbishments over the past 18 months, preserving its historical character and ensuring it remains in good condition. An added benefit is the spacious 16ft cellar storage unit.

SITUATED

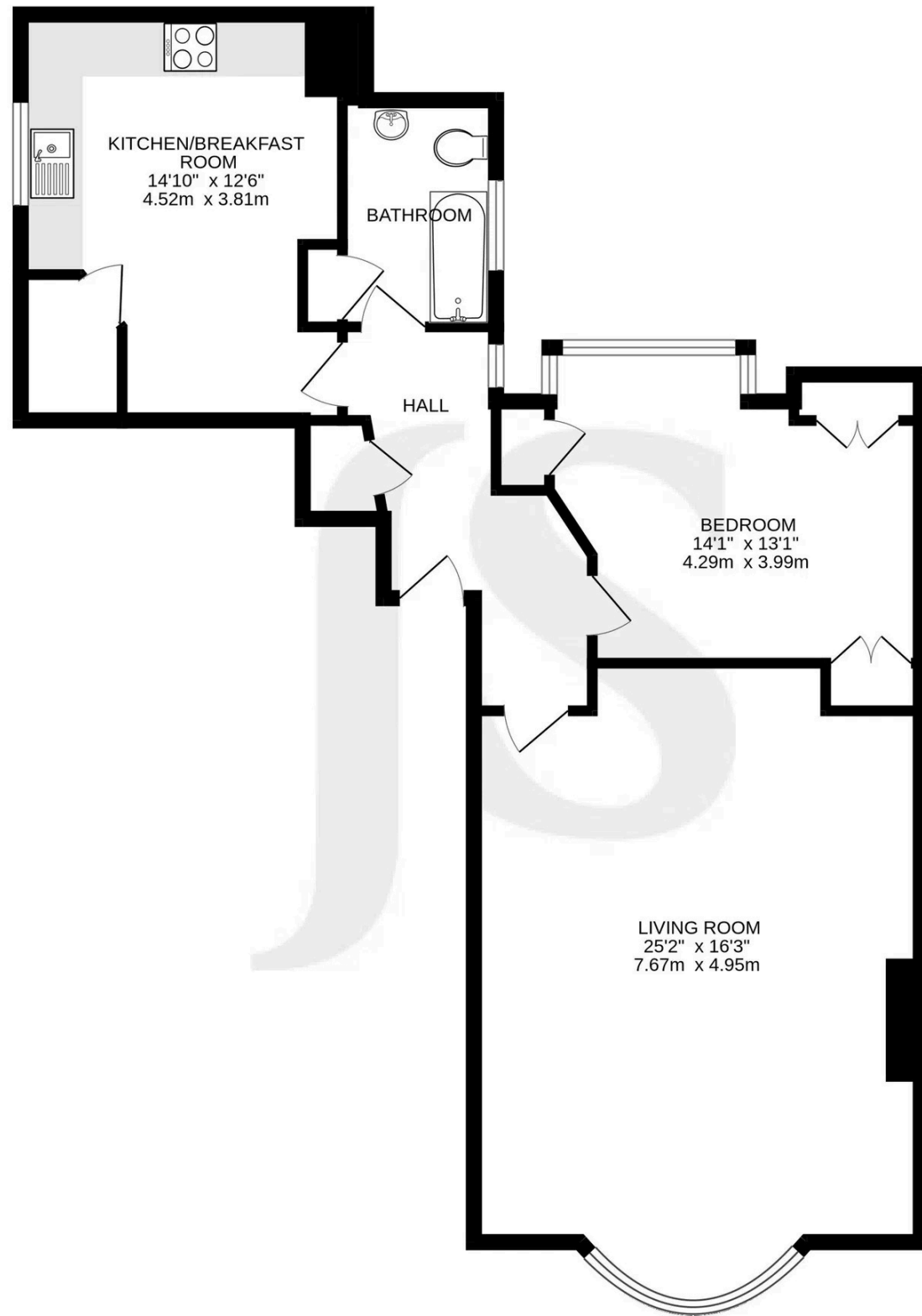
Findon Village, which is nestled at the foot of the South Downs with lovely countryside walks including access to the South Downs Way and the local landmarks of Cissbury and Chanctonbury Ring, but also miles of bridle paths and home of a well known racing stables. Locally there is a selection of restaurants, traditional pubs and shops. Findon manor hotel and a church are nearby. Easy access to the A24 and A27 and bus routes nearby. West Worthing Railway station is approximately 3.5 miles away and Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, seafront and leisure facilities is under 5 miles.


Lease 934 Years

Jan 24' Ground rent £87.50 per year

Jan 24' Service Charge £1,855.46 per year





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area as quoted by EPC: 861 Sq Ft

Tenure: Leasehold

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.