



Cross Lane | Findon Village | BN14 0UB
Guide Price **£490,000**



A well presented, two bedroom, detached bungalow with West aspect garden and countryside views. An ideal choice for those seeking a tranquil lifestyle amidst stunning countryside views. Being sold chain free.



Key Features

- Detached Bungalow
- Two Bedrooms
- Spacious Lounge
- Kitchen/Breakfast Room
- White Bathroom
- Well Presented
- carport & Off Road Parking
- West Facing Rear Garden
- Village Location
- Chain Free



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Step into this charming bungalow through a welcoming entrance hall, which leads directly to the main reception room at the rear of the property. The sunny west-facing lounge offers breathtaking countryside views, creating an inviting space. Adjacent to the lounge, a spacious double bedroom also benefits from the picturesque views. At the front of the home, the functional kitchen is equipped with a range of built-in cupboards and ample space for appliances. From the kitchen, a door leads to a convenient utility cupboard and provides direct access to the rear garden. A further double bedroom is situated at the front of the bungalow and features a delightful bay window, enhancing the room's natural light. The bathroom is fitted with a bath, shower-over, and a large walk-in airing cupboard, offering practicality and storage. A separate W.C. completes the home's layout.

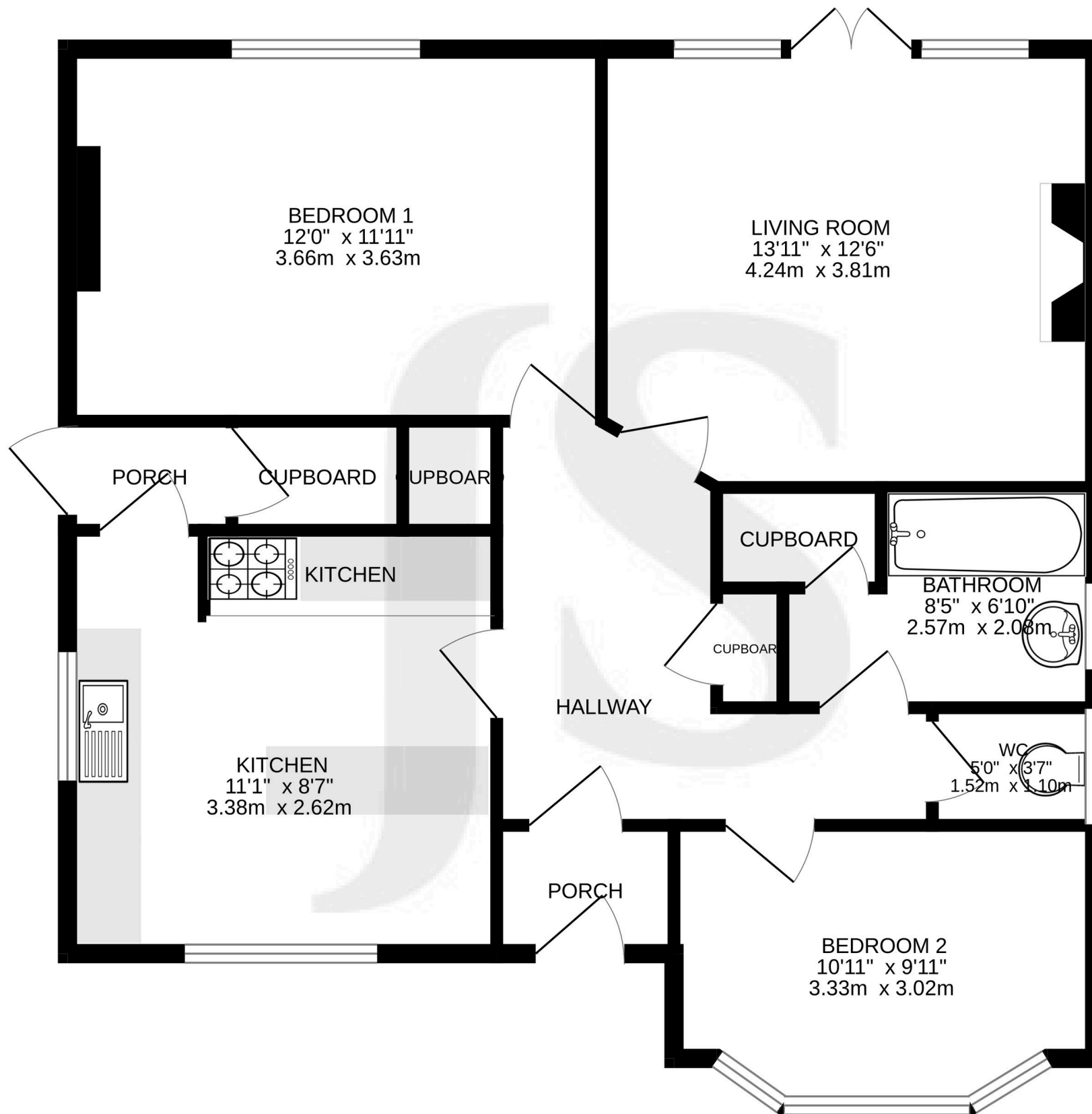
EXTERNAL

Set back from the road, featuring a driveway that provides off-road parking and access to a convenient carport. The front garden is mainly laid to lawn and bordered by charming picket fencing, creating a welcoming and attractive frontage. The rear garden is a true highlight, boasting stunning views over the countryside. A raised patio area, accessible directly from the living room, offers the perfect spot for enjoying the scenery. The remainder of the garden is predominantly laid to lawn, enclosed by fencing and mature hedgerows, ensuring privacy. With its desirable west-facing aspect, the garden captures the best of the afternoon and evening sunlight.

SITUATED

Tucked away off Cross Lane, situated in the heart of Findon Village which is 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 by the Findon Valley shopping parade and doctors surgery. The Village also has an infant/junior school. A regular bus services passes through providing access to Worthing town centre, seafront and surrounding districts. Close access to A24 and A27.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 764 Sq Ft

Tenure: Freehold

Council tax band: D

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.