



Sycamore Court | Findon Village | Worthing | BN14 0WA  
Guide Price **£450,000**



We are delighted to present this extended end of terrace home, nestled within an exclusive gated development in Findon Village. This property offers versatile living spaces, including four to five bedrooms, a spacious open plan kitchen, dining and family room, a separate lounge, family bathroom, cloakroom and an ensuite. Additional features include parking at the front and a private rear garden, providing a perfect blend of comfort and convenience.



## Key Features

- Gated Development in Findon Village
- Rear Garden
- Parking and Garage Storage
- Family Bathroom/W.C
- En-Suite to Main Bedroom
- Four First Floor Bedrooms
- Ground Floor Bedroom 5/Study
- Good Sized Lounge
- Open Plan Kitchen/Diner/Family Room
- Extended House



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

Upon entering the home, you're greeted by an entrance hall that provides access to a convenient ground floor WC and an internal door leading to the garage storage. The expansive 29ft open plan kitchen/dining/family room is dual aspect, with doors that open directly onto the rear garden. The kitchen is well-equipped, featuring granite work surfaces complemented by matching wall and base units, as well as a kitchen island with integrated base units and a breakfast bar. Additionally, it includes an integrated dishwasher and washing machine, with space allocated for a range-style cooker. The lounge, located at the rear of the property, boasts double doors that also lead out to the rear garden. Adjacent to the lounge is a versatile room that can serve as a study or an additional ground floor bedroom. The first floor hosts four bedrooms, with the main bedroom benefiting from a contemporary en-suite shower room. A modern family bathroom/WC serves the remaining bedrooms.

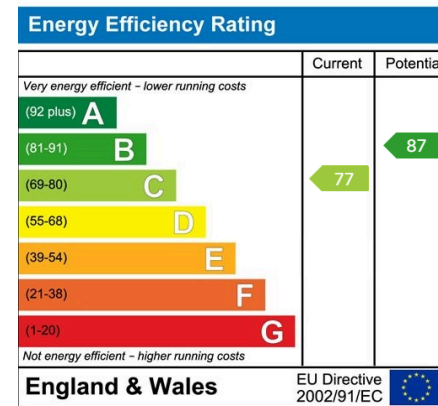
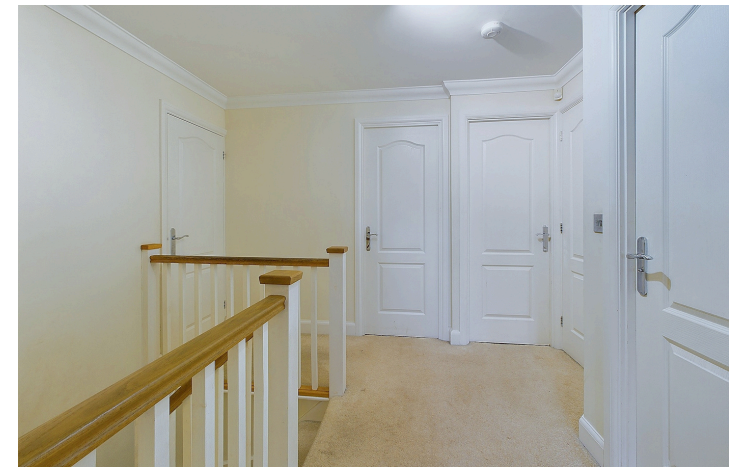
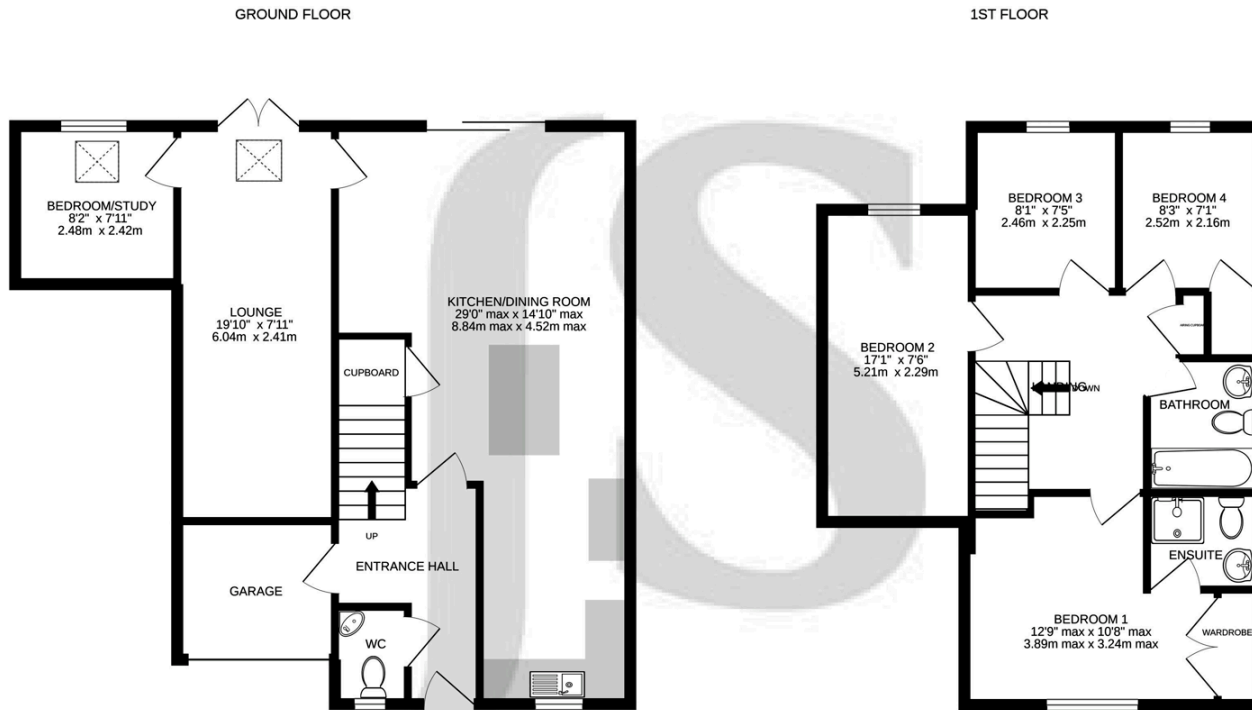
### EXTERNAL

Externally, the property is situated within a private, gated development constructed in 2005, offering exclusive residents' parking. Additional parking is available in front of the garage. The rear garden features a patio area, a timber shed, and a well-maintained lawn, providing a lovely outdoor space for relaxation and entertaining.

### LOCATION

Sycamore Court is tucked away off Steep 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.





## Property Details:

Floor area (as quoted by EPC: 1216 SqFt)

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.