



28 Lime Tree Avenue | Findon Valley | BN14 0DL
Guide Price **£750,000**



Introducing this stunning and spacious detached chalet home featuring four/five bedrooms and a beautifully landscaped rear garden. The property boasts a modern kitchen/breakfast room, utility room, large lounge/diner, conservatory, study, and a versatile ground-floor bedroom or sitting room. The main bedroom benefits from an en-suite, complemented by a luxury shower room. Complete with a garage and ample off-road parking, this impressive home offers comfort, style, and practicality for modern family living.



Key Features

- Detached Chalet Home
- Four/Five Bedrooms
- Kitchen/Breakfast Room & Utility Rm
- Large Lounge/Diner
- Spacious & Beautifully Presented
- Conservatory & Study
- Stunning Large Rear Garden
- Ample Off Road Parking
- Garage & Off Road Parking
- Lovely Views and Close to Cissbury Ring



4/5 Bedrooms



2 Bathrooms



3 Reception Rooms

INTERNAL

This beautifully presented home offers versatile living space and modern comforts. The spacious dual-aspect lounge/diner features French doors that open to the rear garden, while a separate sitting room with a charming bay window offers flexibility as an additional double bedroom. The heart of the home is the impressive modern kitchen/breakfast room, complete with a wide range of wall and base units, space for a Range-style cooker with an extractor, integrated fridge/freezer and dishwasher, and two sinks. A stylish island boasts a wine fridge, storage drawers, and bar seating. Lovely garden views and a larder cupboard enhance this exceptional space. A utility room with appliance space and storage leads to a conservatory with a vaulted ceiling, offering an enviable view of the garden. A study provides a functional workspace and internal access to the integral garage. A modern cloakroom completes the ground floor.

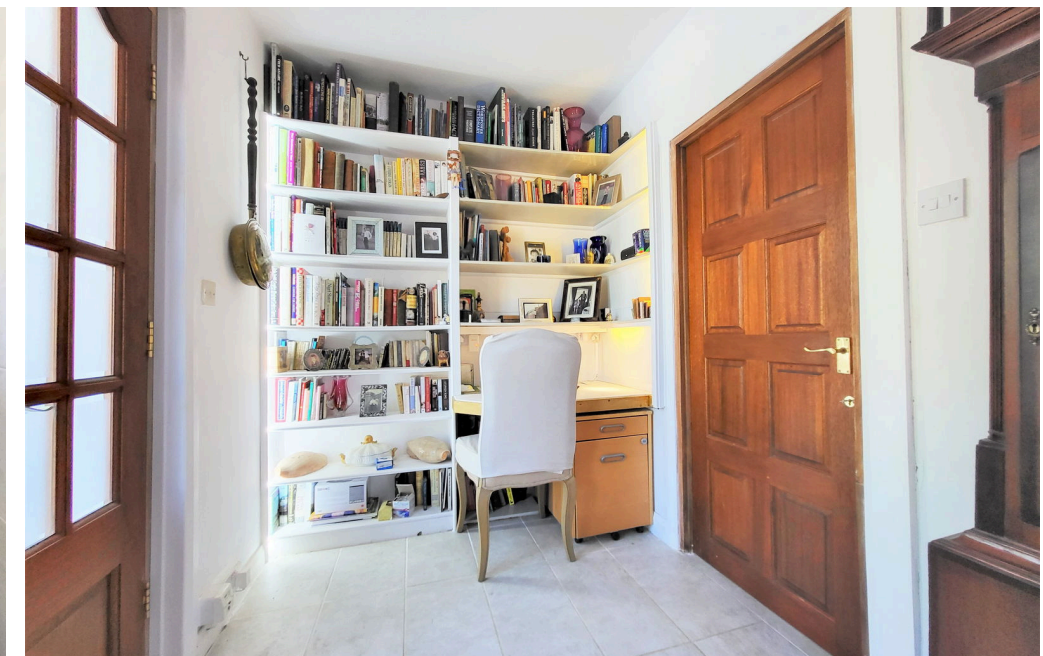
Ascending to the first floor are four bedrooms, the main bedroom features a dual aspect and a luxurious en-suite with a power shower featuring jets, a WC, and a wash hand basin. Two further double bedrooms benefit from fitted wardrobes, while the fourth bedroom is a cosy single. The stylish family shower room includes a corner power shower, WC, and wash hand basin.

EXTERNAL

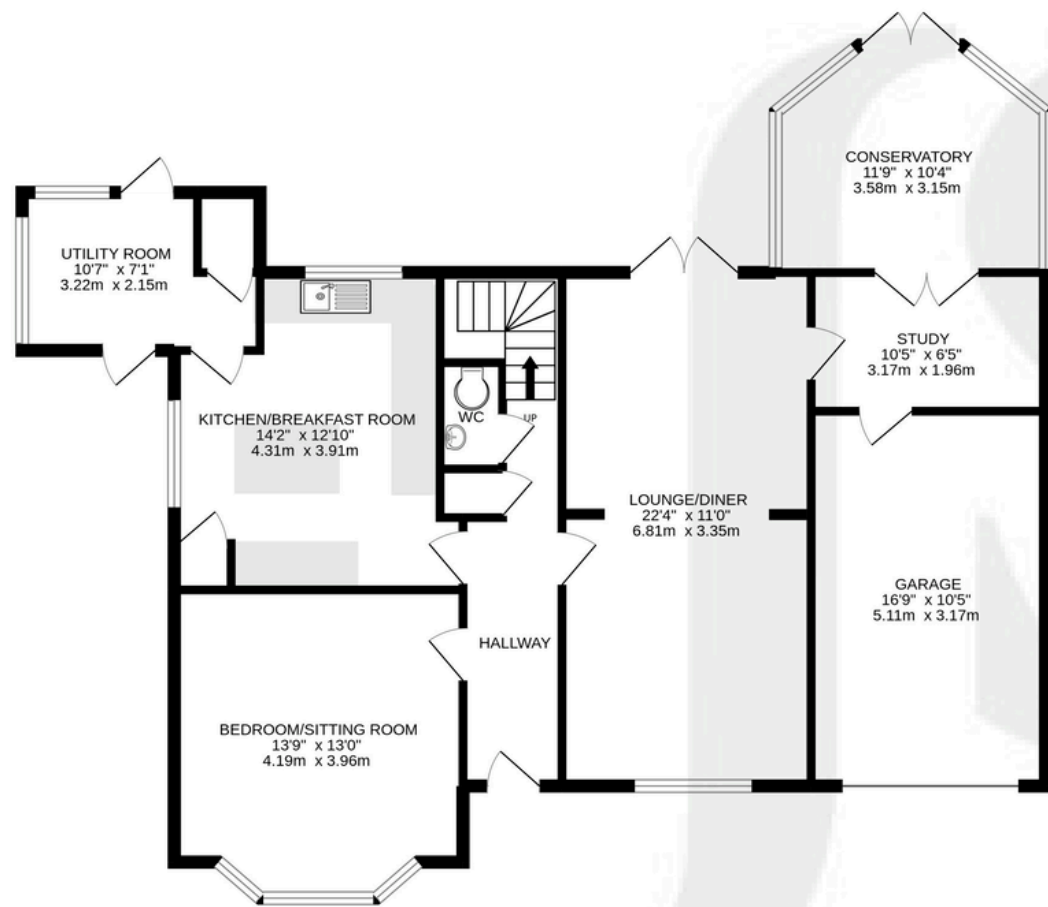
The block-paved driveway provides ample parking for multiple vehicles and leads to the garage. Beautifully manicured, the stunning rear garden extends approximately 95ft and offers a tranquil retreat. A spacious block-paved patio, perfect for an entertaining area, lush lawn, and vibrant flower beds with shrubs create a picturesque setting. Plum and apple trees, a feature waterfall with a pond, a rose-covered arbour, a garden shed, and a vegetable patch with a greenhouse complete this outdoor haven.

SITUATED

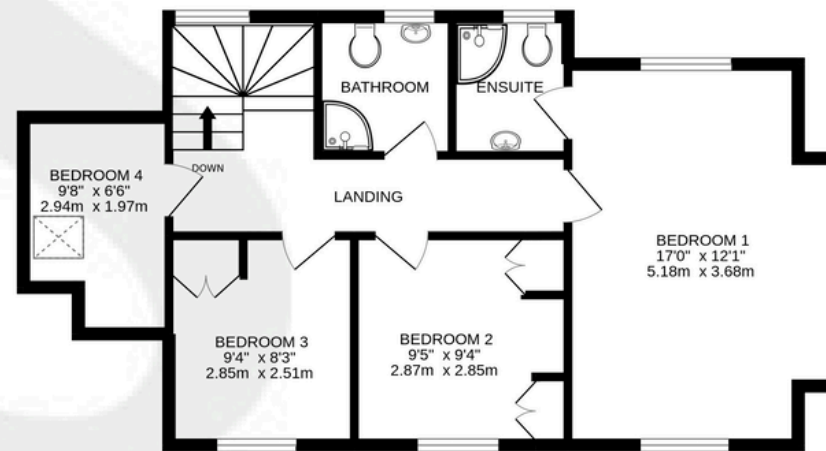
Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. Bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(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:

Tenure: Freehold

Council tax band: F

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.