



Fox Lea | Findon Village | BN14 0XB  
Guide Price **£1,100,000**

**JS**  
*Signature*  
jacobs Steel



Nestled in the idyllic Findon Village, this exquisite five-bedroom detached residence is set on a generous plot with beautifully landscaped gardens and double garage. Boasting elegant living spaces, a luxurious kitchen/breakfast room, a formal dining room and a versatile study. Nestled amidst breathtaking countryside, yet moments from fine dining, schools and transport links—this is the epitome of refined village living.



# A home of style & grandeur







Property details: Fox Lea Flindon Valley | BN14 0XB

# Key Features

- Stunning Detached House
- Five Bedrooms
- Spacious Living Room & Dining Room
- Modern Kitchen/Breakfast Room
- Study/Sitting Room
- Lovely Downland Views
- Bathroom, En-Suite & WC
- Beautiful Front & Rear Gardens
- Double Garage & Off Road Parking
- Exclusive Development in Findon Village



**5 Bedrooms**



**2 Bathrooms**



**3 Reception Rooms**



**...Wonderful Village Location...**

## INTERNAL

Upon entering this impressive home, you are welcomed by a storm porch, leading into a spacious entrance hall that sets the tone for the generous proportions throughout. The living room is a bright and airy space, benefiting from a dual aspect, allowing natural light to flood in while offering picturesque views over the rear garden. A separate dining room provides a charming setting for formal gatherings, overlooking the manicured front garden.

At the heart of the home is the modern kitchen/breakfast room, thoughtfully designed with quartz worktops, a range of contemporary fitted units, and high-end integrated appliances, including a double oven, fridge/freezer and dishwasher. The central island offers additional storage, an inset induction hob, and a stylish ceiling extractor fan. There is ample space for a breakfast table, where you can enjoy delightful views of the garden—perfect for morning coffee or casual family meals. A separate utility room ensures practicality, while the versatile study/playroom or additional sitting room adds flexibility to suit your needs. A ground floor WC completes the level.

Ascending to the galleried landing, the upper floor continues to impress. The principal bedroom is a spacious double, featuring a range of fitted and built-in wardrobes, providing ample storage and countryside views. The en-suite bathroom boasts a bath, separate shower, WC, and wash hand basin, offering a luxurious retreat. Four additional bedrooms, all with elevated views over either the countryside to the front or the beautifully maintained rear garden, provide comfortable accommodation for family or guests. A stylish family bathroom serves these rooms, completing the first floor.

## EXTERNAL

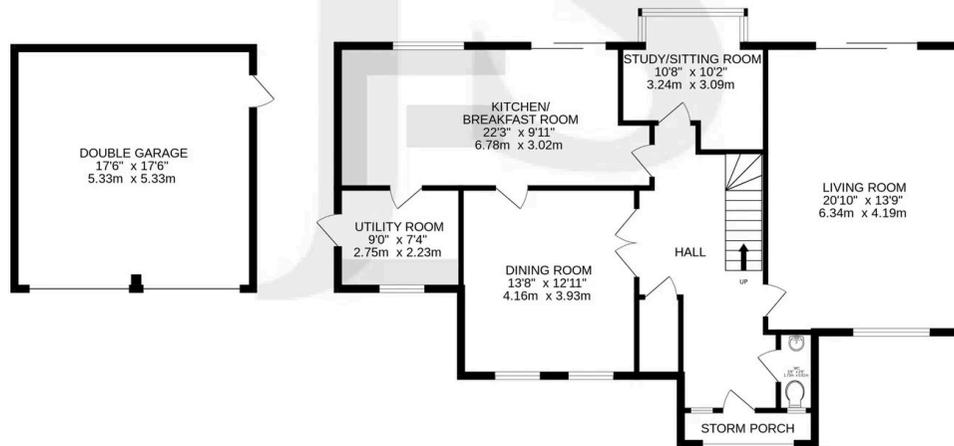
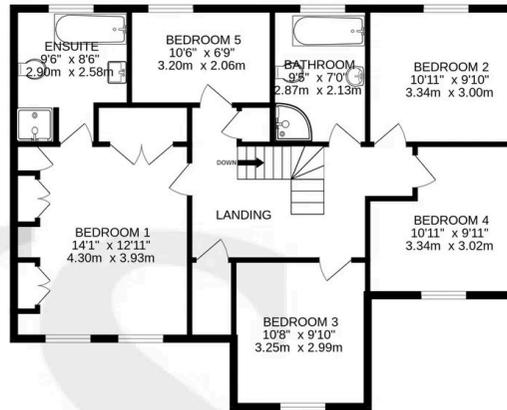
Set on a generous plot of just under ¼ acre, this property immediately impresses as you approach this handsome home with an expansive lawned front garden. A private driveway leads to a detached double garage with a pitched roof, offering excellent storage and parking facilities. Gated side access leads through to the stunning rear garden, which has been designed to provide a peaceful and secluded retreat. The beautifully landscaped garden features a lush lawn, mature shrub and flower borders, and two separate patio areas, allowing you to follow the sun throughout the day—ideal for relaxing, entertaining, or alfresco dining.

## LOCATION

Fox Lea is an exclusive development, being a private, no through road, which encompasses large detached houses and bungalows set around open green space with mature trees and shrubs. Nestled in the sought-after Findon Village, this home enjoys a prime position at the foot of the South Downs, offering picturesque countryside walks, including access to the South Downs Way and local landmarks such as Cissbury Ring and Chanctonbury Ring. The area is ideal for outdoor enthusiasts, with miles of bridle paths and a renowned racing stables nearby.

Findon Village offers a selection of traditional pubs, charming restaurants, and local shops, while the Findon Manor Hotel and historic church add to the village's character. The area is particularly popular with families due to its excellent local primary school, St John the Baptist, which caters to children aged 4-11 years. For commuters, the property benefits from easy access to the A24 and A27, with convenient bus routes nearby. West Worthing Railway Station is approximately 3.5 miles away, providing direct links to London and coastal destinations, while Worthing town centre is under 5 miles away, offering a wider range of shopping, dining, and leisure facilities.

1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(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: 2056 SqFt

Tenure: Freehold

Council tax band: G