



Wantley Road | Findon Valley | BN14 0BH
Offers Over **£400,000**





Nestled within Findon Valley, this meticulously maintained home offers a harmonious blend of versatility, space and timeless charm. This delightful home presents a haven for modern living, complemented by a well-manicured west facing rear garden. The property benefits a 19ft lounge/diner and an extended separate dining room which could be used as bedroom three, an en-suite shower room/wc is adjacent. On the first floor two double bedrooms and bathroom. An added benefit is two garages with off road parking.



Property details: Wantley Road | Findon Valley

Key Features

- Well Presented House
- Two/Three Bedrooms
- Good Sized Lounge/Diner
- Spacious & Versatile
- Ground Floor Bedroom & Shower Room/WC
- Manicured West Facing Rear Garden
- Off Road Parking for Several Vehicles
- Two Garages
- Front Patio Garden
- Close To All Local Amenities



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

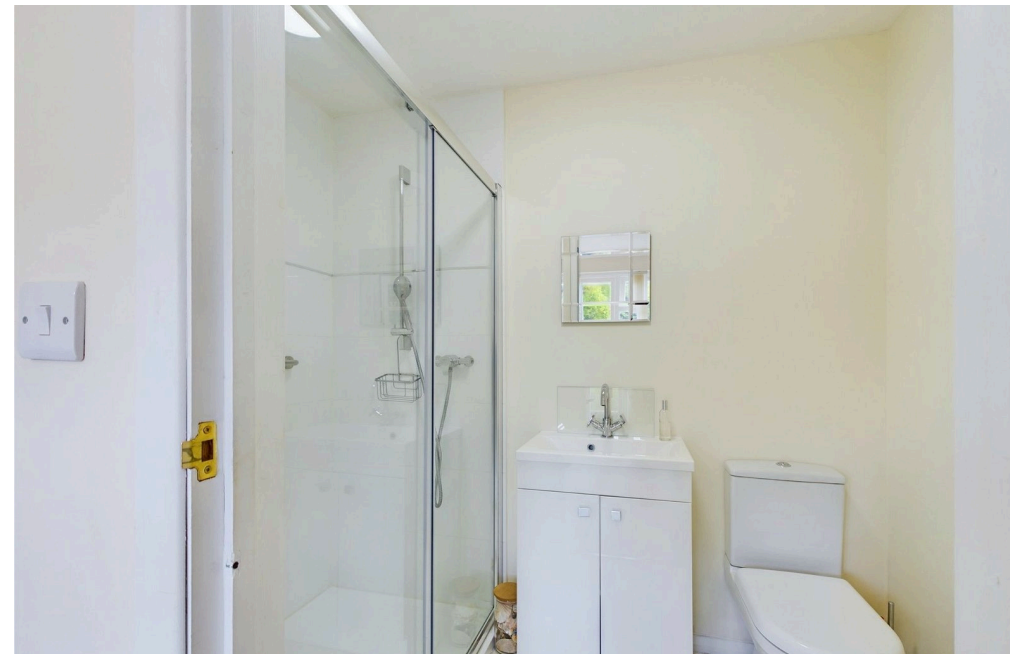
Step inside to discover a thoughtfully designed layout that effortlessly adapts to your lifestyle. The entrance hall has a built in cloaks cupboard and leads to the lounge/diner which is bathed in natural light, this spacious room has a large under stairs cupboard and French doors leading to the rear garden. Further reception room which is currently used as a dining room with views over the rear and access out but could be a third double bedroom, also affording a modern en-suite shower room/wc within this area. The fitted kitchen has lovely views over the front and has a range of base and wall units, along with integrated oven, hob and extractor over, fridge/freezer, dishwasher and washing machine. Ascending to the first floor, bedroom one has fitted wardrobes and dressing table and bedroom two has fitted double wardrobe, built in cupboard and an array of fitted desk units. Modern bathroom with panelled bath and shower attachment, WC and wash hand basin set in vanity unit.

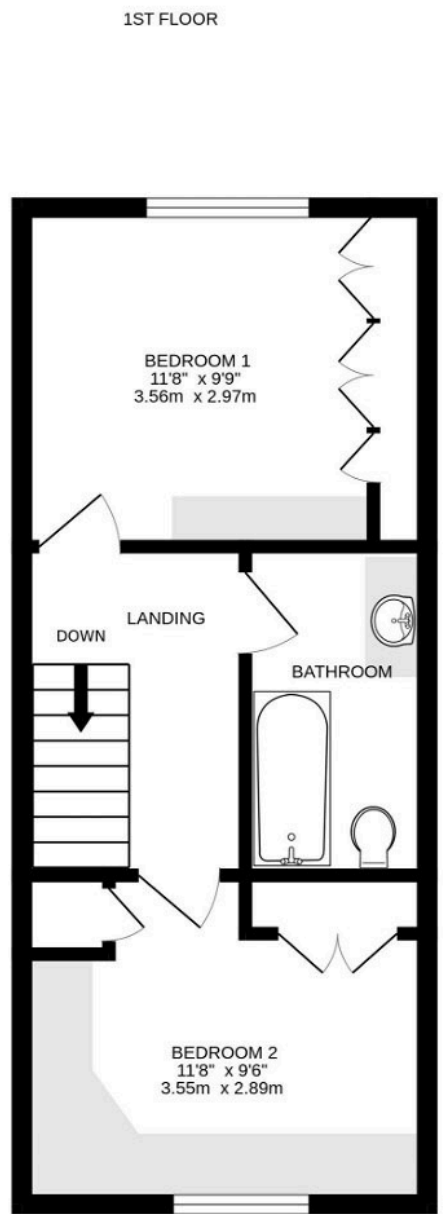
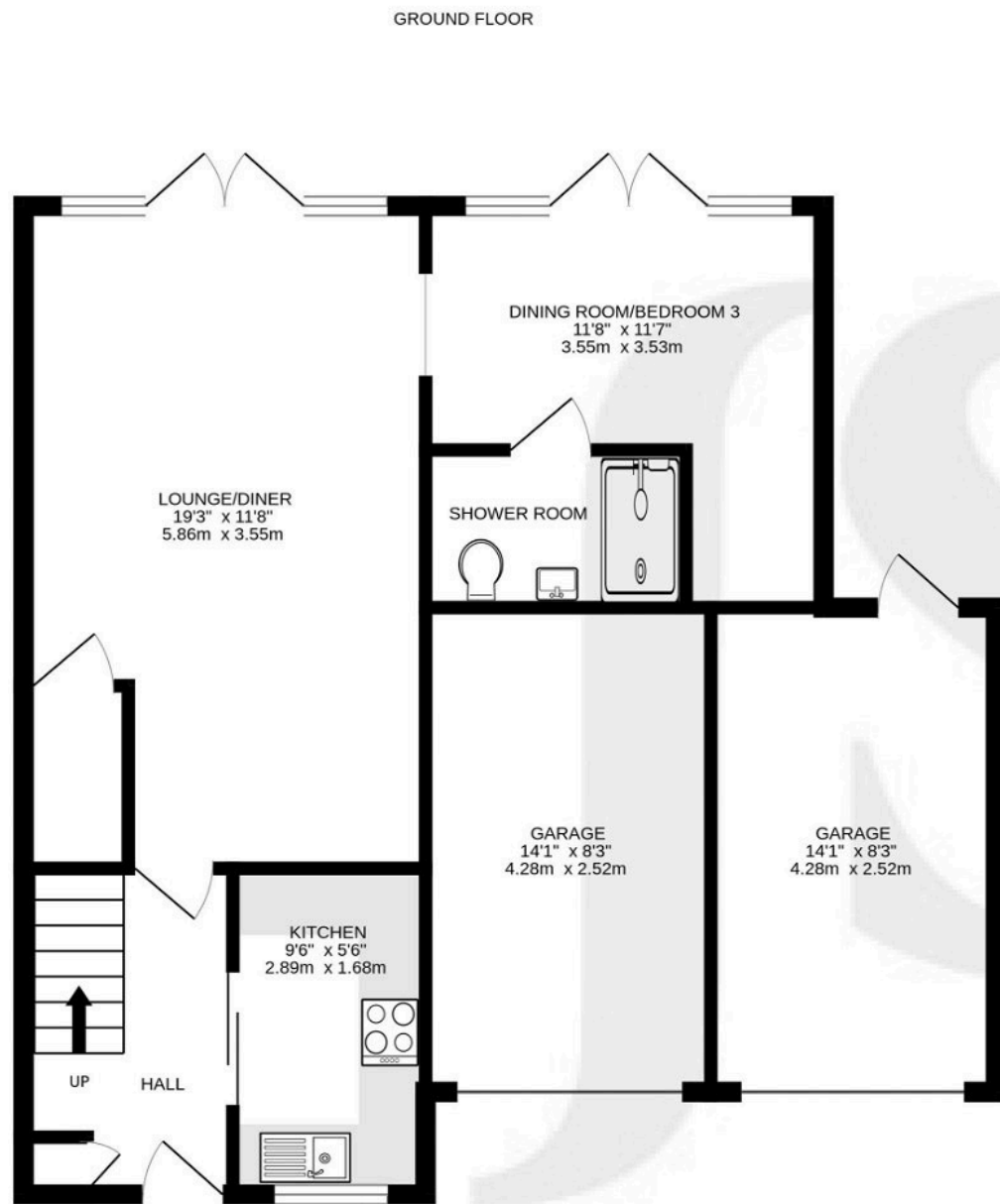
EXTERNAL

Off road parking at the front for several vehicles, this property boasts two garages, one has personal door into rear garden. The front garden is laid to patio for low maintenance, store cupboard at the front housing the meters and bins. Large west facing rear garden is mainly laid to lawn with mature shrub borders and patio area.

SITUATED

Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park, offering a haven for nature enthusiasts and outdoor adventurers alike. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops awaiting exploration. This location is a haven for families, with the property falling within the sought-after Vale School catchment area and high schools conveniently located just a few miles away. Findon Valley and nearby Findon Village offer a plethora of 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, enhancing convenience and quality of life. For commuters and travellers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(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: 786 SqFt

Tenure: Freehold

Council tax band: C

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.
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