

## FINDON VALLEY OFFICE

228 Findon Road, Worthing, West Sussex, BN14 0EJ

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### Findon by Pass, Findon BN14 0TL | Asking Price Of £625,000

- Spacious Detached Bungalow
- Open Plan Kitchen/Lounge/Diner
- Stunning West Facing Gardens
- Secure Electric Gated Entrance
- Bright and Modern throughout
- Four Bedrooms
- Two Bathrooms
- Double Garage with Office above
- Parking for approx. 12 Vehicles
- Potential Home with Annexe or Business





Jacobs Steel are proud to present this spacious and modern four bedroom detached bungalow, beautifully presented to the highest standard with West facing rear gardens, benefitting parking for approx. 12 vehicles and detached two storey double garage in the exclusive area of Findon

Internally this four bedroom detached bungalow has a modern and spacious feel with open plan living comprising lounge facing the gardens and diner area leading onto the kitchen which also faces the gardens. Separate cloakroom/WC. Bedroom one has an en-suite and opens onto a paved courtyard with a flower filled pergola. Bedroom two and three are doubles also and bedroom four is currently being used as a study. Modern family bathroom.

Electric gates with secure entry phone, secondary gate leading to a concrete hard standing. Paved driveway for approx. 12 vehicles. Area of lawn, borders, shrubs and flowers. Side gated access to rear garden. West facing rear garden is mainly laid to lawn with shrub and flower borders. Raised decking area, pergola over courtyard area. Metal storage shed. Detached two storey double garage with WC.

This property is situated in the exclusive area between Findon Valley and Findon Village. Within easy reach of the popular Findon valley parade of shops with post office, health centre and library or pop into Findon Village for pubs, restaurants and shops. Close to the South downs. The nearest railway station is 3.5 miles.





### COVERED ENTRANCE

Outsidelights and double glazed door leading to:

### ENTRANCE HALL

Two storage cupboards, access to loft space via ladder.

### LOUNGE AREA

15' 9" x 11' 1" (4.8m x 3.38m) French style double glazed doors opening onto beautiful rear gardens, double glazed window and radiator.

### DINING AREA

16' 0" x 9' 8" (4.88m x 2.95m) Radiator and archway through to:

### KITCHEN/BREAKFAST AREA

16' 5" x 12' 3" (5m x 3.73m) A bright dual aspect spacious area with double glazed windows and double glazed door leading to the garden. Modern base and wall units with solid oak work surfaces. Belling range gas cooker with extractor fan. Space for American fridge/freezer, dishwasher and washing machine. New Bosch Worcester boiler.

### CLOAKROOM/WC

White suite comprising low level flush WC and wash hand basin, double glazed windows, radiator.

### BEDROOM ONE

11' 5" x 11' 0" (3.48m x 3.35m) French style double glazed doors opening onto a paved courtyard area with a flower filled pergola overlooking the gardens. Radiator.

### EN-SUITE SHOWER ROOM

Corner semi-circular shower unit, vanity unit with wash hand basin and cupboards below, low level WC, underfloor heating, heated towel rail, double glazed window.

### BEDROOM TWO

12' 9" x 11' 4" (3.89m x 3.45m) Double glazed window, radiator.

### BEDROOM THREE

11' 4" x 8' 0" (3.45m x 2.44m) Double glazed window, radiator.

### BEDROOM FOUR/STUDY

10' 1" x 7' 4" (3.07m x 2.24m) Double glazed window, radiator.

### BATHROOM

White suite comprising panel enclosed bath with shower unit, vanity unit with wash hand basin and cupboard below, low level WC, heated towel rail, double glazed window.

### FRONT

Electric gates with secure entry phone, secondary gate leading to a concrete hard standing. Extensive paved driveway for approx. 12 vehicles. Area of lawn, borders, shrubs and flowers

### REAR

Stunning West facing rear garden beautifully maintained to the highest standard. Mainly laid to lawn with shrub and flower borders. Raised decking area, pergola over courtyard area. Metal storage shed.

### DOUBLE GARAGE

With two up and over doors:

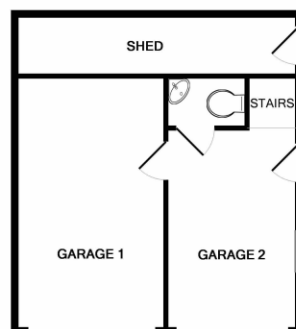
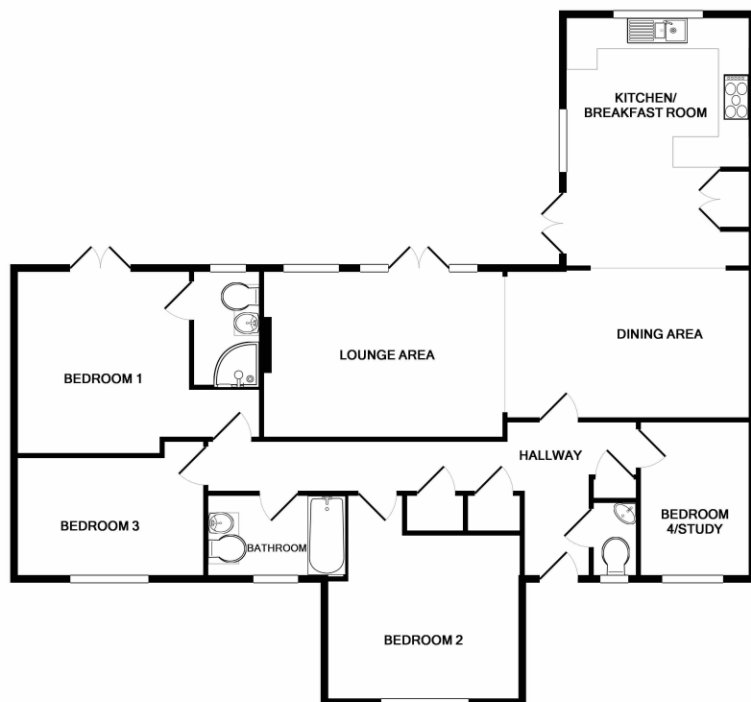
GARAGE 1: 16'2" x 9'8" Light and power, internal door to:

GARAGE 2: 13'0 x 8'7" Currently used as a workshop with window and door, external power points, cloakroom with wash hand basin and WC, shed area at the rear. Staircase leading to:

### OFFICE/HOBBIES ROOM

16' 2" x 11' 10" (4.93m x 3.61m) Double glazed window and double glazed velux window. We have been advised this room, along with the garages offers potential conversion to an annexe - subject to planning permission and building regulations.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Floor Area

121m<sup>2</sup> - floor area is quoted from the EPC

## Tenure

Freehold

## Council Tax

Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 75      | 84        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

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 traveling 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.