



- UNIQUE GRADE II LISTED LINK-DETACHED
- 4 BEDROOMS
- VILLAGE LOCATON
- BEAUTIFUL PROPERTY

The Square, Findon, Worthing, BN14 0TE

Offers In Excess Of £750,000

W Welch Estate Agents are delighted to offer for sale this beautiful Grade II listed and truly unique property situated in the heart of Findon Village. This exceptional home presents a rare live/work opportunity, combining charming residential living with a commercial shop frontage.



Property Description

The commercial space at the front of the property includes a shop area, office, store room, cloakroom, and access to a cellar, providing excellent flexibility for a variety of business uses.

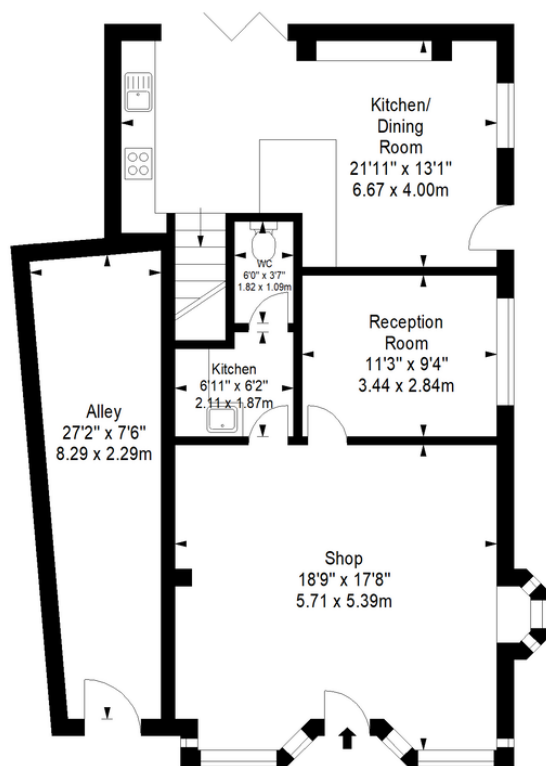
The residential accommodation is beautifully presented throughout and comprises a spacious kitchen/dining room on the ground floor, with stairs leading to the first floor. Here you'll find a generous lounge through dining room, four well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from a private, secluded courtyard garden to the rear—perfect for relaxing or entertaining—as well as a garage, offering valuable off-street parking or additional storage.

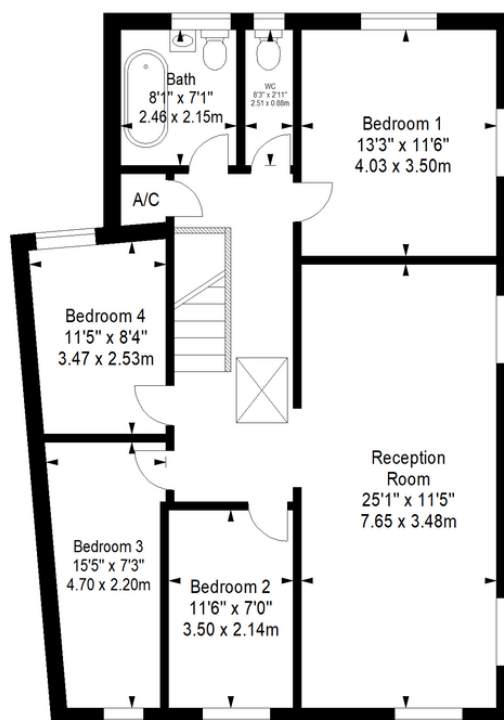




Ground Floor



First Floor



Approximate gross internal floor area 182.6 sq m/ 1965.6 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-10	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements