



Fox Lea
Findon Village
Worthing
BN14 0XB



curtis and son

Fox Lea, Findon Village, Worthing BN14 0XB

An impressive and most appealing Detached five bedroom Residence in sought after Findon Village.

This substantial Detached House has been subject to extensive refurbishment throughout and is offered for sale with features that include:

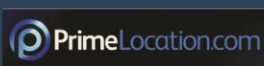
**REPLACEMENT DOUBLE GLAZED WINDOWS
GAS CENTRAL HEATING
LARGE ENTRANCE HALLWAY * GROUND FLOOR CLOAKROOM
DELIGHTFUL LIVING ROOM
PATIO DOOR LEADING THROUGH TO DOUBLE GLAZED
PERIOD-STYLE CONSERVATORY
SEPARATE DINING ROOM * STUDY
SPACIOUS REFITTED KITCHEN/FAMILY/BREAKFAST ROOM
SEPARATE UTILITY ROOM
FIVE BEDROOMS * REFITTED ENSUITE BATH/SHOWER ROOM
REFITTED FAMILY BATH/SHOWER ROOM
EXTENSIVE DRIVEWAY WITH SPACE AND PARKING FOR NUMEROUS VEHICLES
DOUBLE GARAGE WITH REMOTE CONTROL ELECTRIC UP AND OVER DOOR
Price: £808,000**

The property is situated close to the centre of the sought after Downland Village of Findon, which is within the **South Downs National Park** where many walks can be enjoyed. The Village has a small selection of local shops, together with newsagents, Post office, and butchers as well as a number of hotels, pubs and restaurants. Findon also has a popular infant/junior school. Regular bus services pass through the Village providing access to Worthing town centre, sea front and surrounding districts.

Curtis and Son, 156 Findon Road, Findon Valley, Worthing, West Sussex BN14 0EL

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'Findon's longest established family owned, independent estate agents and valuers'

The accommodation, with approximate room sizes, comprises:

Double glazed front door with double glazed stained glass insert, adjacent glazed leaded light side windows.

ENTRANCE PORCH: courtesy light, double glazed front door leading to:

IMPRESSIVE ENTRANCE HALL: 'Honeywell' room thermostat, walk-in storage cupboard, radiator, telephone point, power points.

CLOAKROOM: attractive half-tiled walls, integrated low level w.c., wash hand basin, adjacent display surface, radiator.

DOUBLE ASPECT LIVING ROOM (E&W): 21' x 13'9, feature rustic brick fireplace with brick and stone hearth, double and single radiator, numerous power points, telephone point, t.v. aerial point, double glazed sliding patio door leading to:

PERIOD-STYLE DOUBLE GLAZED CONSERVATORY: approximately 13'7 x 11'10, tiled floor, pair of double glazed doors leading to rear garden.

Double doors leading from Hallway to:

DINING ROOM (E): 13'8 x 12'9, radiator, power points, door to Kitchen.

STUDY (W): 11'10 x 10'7 (maximum measurements), radiator, power points.

KITCHEN/BREAKFAST/FAMILY ROOM (W): 22'3 x 9'10, impressive refitted Kitchen with excellent range of matching cupboards and drawers comprising extensive L-shaped working surface with inset corner double bowl and single drainer sink with mixer tap, built-in ceramic induction hob, built-in double oven with storage cupboards above and below, good range of storage cupboards and drawers below working surfaces incorporating wide pan drawers and pull-out storage units, space and plumbing for dishwasher, tall pull-out larder cupboard, central island unit with pull-up power points with storage cupboards and drawers below, display surface ideal for microwave oven with bookshelf and storage cupboard below, space for tall fridge/freezer, tiled floor beneath fitted carpet, double radiator, numerous power points, double glazed sliding patio door leading to rear garden, doors to Dining Room and door to:

UTILITY ROOM: 9'1 x 7'5, extensive curved edge laminated working surface with inset sink with single drainer, cupboard below together with space and plumbing for dishwasher and tumble drier, wall mounted storage cupboards, space for tall fridge/freezer, wall mounted 'Worcester Bosch Greenstar' gas fired boiler with adjacent programmer and controls, radiator, power points, tiled floor, double glazed door to rear garden.

From Hallway, stairs leading to:

GALLERIED LANDING: radiator, walk-in shelved storage cupboard, access with pull-down ladder to loft, airing cupboard with factory lagged hot water cylinder.

BEDROOM ONE (E): 14'2 x 13', pair of built-in double wardrobe cupboards, radiator, power points.

ENSUITE BATH/SHOWER ROOM: attractive fully tiled walls, matching suite comprising large bath with mixer tap and shower attachment, integrated low level w.c., bidet, wash hand basin with shelved storage cupboard below, shower cubicle with 'Mira Sport' shower unit, ladder-style radiator.

BEDROOM TWO (E): 10'6 x 9'9, radiator, power points.

BEDROOM THREE (E): 11' x 9'10, currently arranged as a Study with range of fitted furniture including storage cupboards, bookshelves, glazed display cabinet, chest of drawers, radiator, power points.

BEDROOM FOUR (W): 11' x 9'6, radiator, power points.

BEDROOM FIVE (W): 10' x 7', built-in double wardrobe cupboard, radiator, power points.

ATTRACTIVE FULLY TILED FAMILY BATHROOM: matching suite comprising panelled bath with mixer tap and shower attachment, integrated low level w.c., wash hand basin with storage cupboard below, shower cubicle with 'Mira Sport' shower, ladder-style radiator, open display shelves, ceiling down lighters.

OUTSIDE

DETACHED GARAGE: 17'6 x 17'6, twin up and over doors, one of which is automated, power and light, personal door to side.

DELIGHTFUL WEST FACING REAR GARDEN: undoubtedly a fine feature of this property is the delightful west facing rear garden, attractively arranged, laid to areas of lawn, extensive paved patio with adjacent dwarf walling with inset flower bed, well stocked herbaceous borders, a variety of ornamental evergreens, attractive pergola and outside dining arbour, greenhouse, variety of trees, shrubs and bushes.

FRONT GARDEN: having a particularly pleasant open aspect with shrub and plant borders, outside lighting.

N.B. The particulars contained herein are for guidance only and their accuracy is not guaranteed, neither do they form part of any Contract. The mention of electrical, mechanical or manually operated appliances or services in these details does not imply they are in full and efficient working order and it is advised that intending purchasers satisfy themselves as to the condition of each.





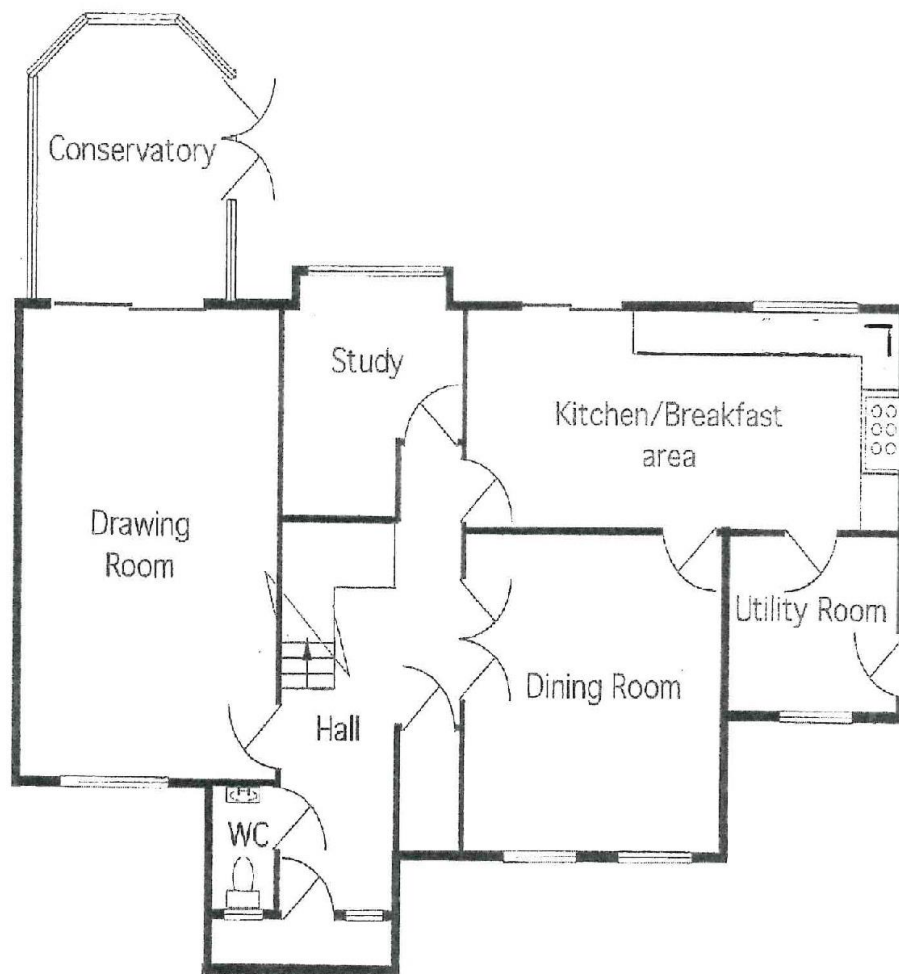




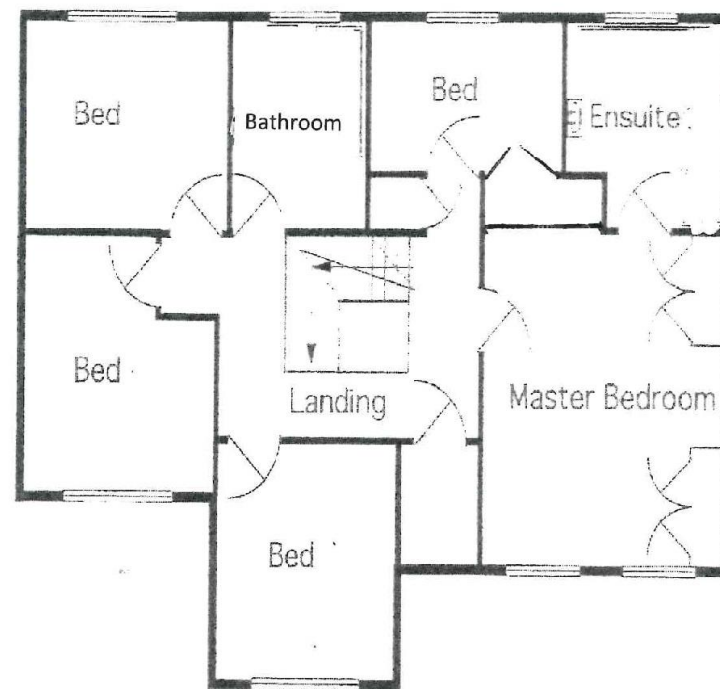


Foxlea, Findon Village

For Guidance Purposes Only



Ground Floor



First Floor



