

*It's all in the details...*



## 2 Beulah Terrace

School Hill, Findon, West Sussex, BN14 0TR

£410,000

- Mid-terrace period cottage
- Central Findon Village location
- South-facing terrace with far-reaching downland views
- Idyllic large garden with contemporary garden room/home office
- Superb living room with wood burner
- Excellent Shaker kitchen/breakfast room with integrated appliances and feature fireplace
- Two double bedrooms
- Integrated speaker system
- Modern bathroom with underfloor heating
- Impressive bathroom with both bath and waterfall shower

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## **Step Inside**

Perfectly placed in the heart of Findon merely a stroll from the village square with a community owned shop, award-winning pub and highly regarded restaurant, this excellent period cottage offers an impressive modern lifestyle. Sitting in an elevated position with a south-facing terrace that provides far-reaching downland views, when you step inside you'll find an easy flowing layout of light filled rooms.

A painted solid wood door offers an inviting introduction leading the way to an inner entrance porch that gives a sense of privacy. Highly welcoming, a superb living room with a wood floor is beautifully lit by attractive leaded windows and has the homely focal point of a wood burner beneath a floating oak mantel. The generous dimensions of the room connect to an exceptional kitchen/breakfast room fully fitted with first class Shaker cabinets, integrated appliances and a butler sink. Solid wood countertops complement the exposed brickwork of an original fireplace and the dimensions of the room easily accommodate a central dining table. A utility cupboard keeps a washing machine hidden from view, while a split stable-style door adds to the cottage charm and leads out to the patio.

The notable levels of presentation continue upstairs where a light and bright main double bedroom benefits from fitted wardrobes and a second double bedroom sits peacefully to the rear looking out over the garden. An attractive bathroom with underfloor heating completes the layout. Arranged in a stone tile setting its tastefully chosen traditional suite includes a pedestal basin, bath with telephone taps and a walk-in waterfall shower. The property's boiler is housed in the loft and an integrated speaker system is wired in and ready to be connected.

## **Step Outside**

With high evergreen borders supplying a commendable level of privacy from passers-by, the south-facing frontage of this Findon residence sits back from School Hill in an elevated position that allows for picturesque views from its south-facing decked terrace.

To the rear of the property the stable-style door of the kitchen/breakfast room opens onto a considerable paved patio ideally sized for al fresco meals. An established long lawn bordered by mature hedging and fully stocked flowerbeds of classic cottage perennials extends down past a feature tree to a fully powered contemporary garden room. Fitted with a large floating desk, LED lights and French doors, it is currently used as a notable home office and has the versatility to be a gym, yoga retreat or artist's studio – the choice is yours.

## **In your local area**

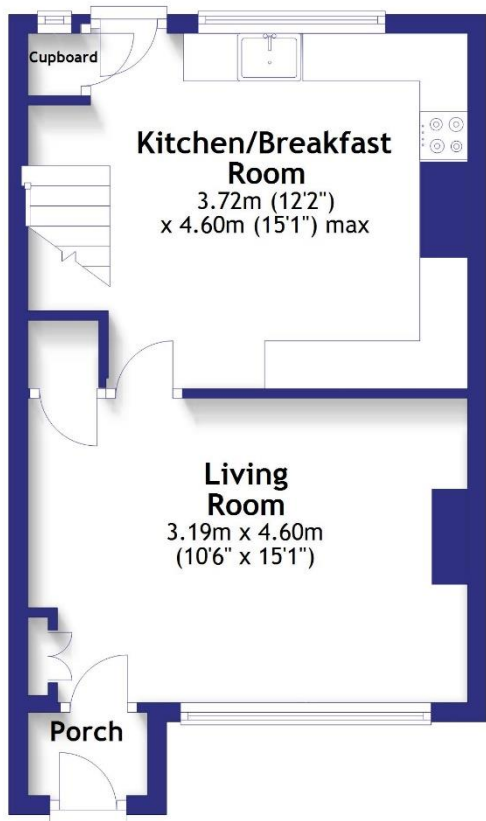
With the Iron Age Fort of Cissbury to the east and Church Hill to the west, the village of Findon sits in a semi-rural location within the panoramic landscape of the South Downs. Situated merely moments from the village square, this period cottage is only a short stroll from a popular selection of local amenities that include a community owned village store and an independent butcher.

The renowned Sylvan Oak restaurant sits opposite the award-winning Gunn Inn and Findon also benefits from a coffee shop, highly regarded Indian restaurant and the historic Village House Coaching Inn. Horsham is easily accessed via the A24 and the nearby A27 provides convenient routes into Worthing, Brighton and Arundel. Approximately only 4 miles away, the high street shops of Worthing include supermarkets such as Waitrose and Marks and Spencer.

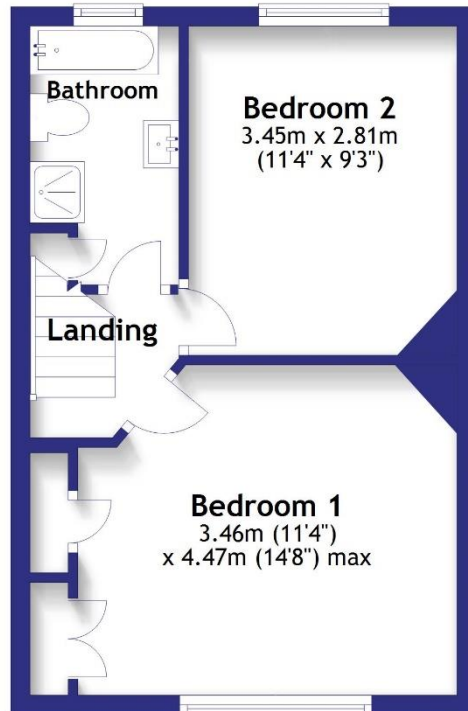
Local schools include Findon Village Woodland Preschool and Findon Saint John the Baptist C of E Primary School, while Worthing mainline station is approximately 4 miles with regular commuter services.



**Ground Floor**  
Approx. 33.5 sq. metres (360.4 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (364.3 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Additional Information**

**Tenure:** Freehold

**Council Tax:** Arun District Council Band: TBA

**Disclaimer**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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